

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0240
1. Location	22 Riversdale Crescent, Clondalkin, Dublin 22.	
2. Development	Bungalow to rear.	
3. Date of Application	24/04/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Leo Healy, Address: "Sunmyside", Monks Lane, Coast Road,	
5. Applicant	Name: Gerard Byrne, Address: 22 Riversdale Crescent, Clondalkin, Dublin 22.	
6. Decision	O.C.M. No. 2208 Date 21/06/2001	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.

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Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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Decision Order Number 2303	Date of Decision 03/07/2001
Register Reference S01B/0240	Date 04/05/01

Applicant	Brendan Daly,
Development	Single storey Granny Flat to side.
Location	No. 176A, Whitehall Road West, Dublin 12.

Floor Area	Sq Metres
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Time extension(s) up to and including

Additional Information Requested/Received

Clarification of Additional Information Requested/Received

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

for the (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....^{m7}..... 03/07/01
for SENIOR ADMINISTRATIVE OFFICER

Liam Brennan,
14 Belgrave Road,
Rathmines,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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REG REF. S01B/0240

Reasons

- 1 It is considered that the proposed development excessively breaks the established building lines of both Whitehall Road West and particularly Rockfield Avenue and due to its proximity to adjoining property, would result in the overshadowing and the overlooking of adjacent property and subsequently would be seriously detrimental to the residential amenity of adjoining property and lead to the devaluation of property in the vicinity.

The residential amenity of the proposed development would be adversely affected as a result of overlooking from adjoining dwellings and from the public domain (footpath). The proposed development would be seriously substandard with regards to the provision of privacy.

The proposed development does not follow the form and design of the existing building and has a design which does not integrate fully with the existing dwelling. The proposed extension would create a weak corner and is therefore visually intrusive at this prominent location.

Therefore the proposed development is contrary to the zoning objective A " to protect and/ or improve Residential amenity".

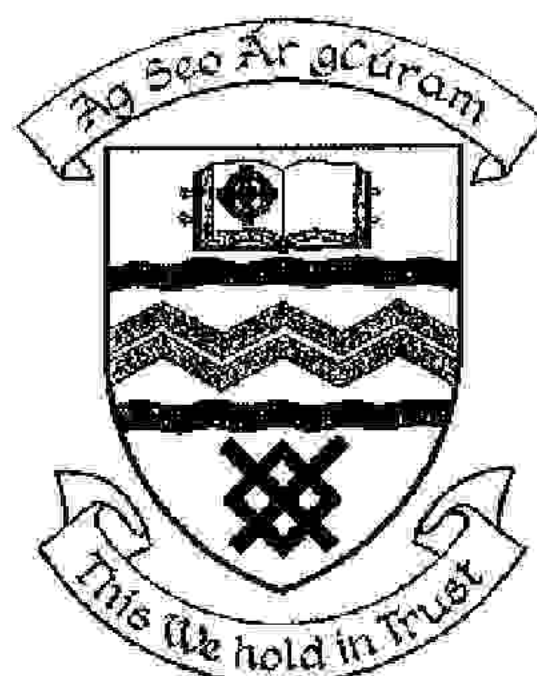
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2208	Date of Decision 21/06/2001
Register Reference S01A/0240	Date 24/04/01

Applicant Gerard Byrne,
Development Bungalow to rear.
Location 22 Riversdale Crescent, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

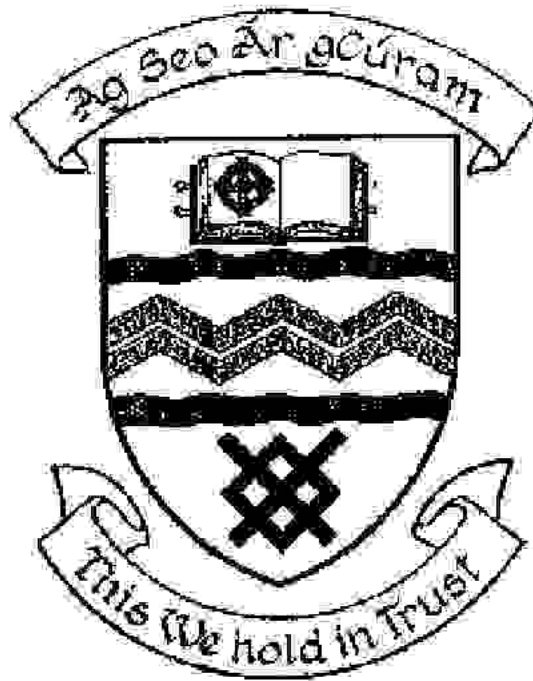
for the (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... M7 21/06/01
for SENIOR ADMINISTRATIVE OFFICER

Leo Healy,
"Sunnyside",
Monks Lane,
Coast Road,
Portmarnock,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S01A/0240

Reasons

- 1 The site of the proposed development is situated in an area zoned 'A' in the current development plan the objective of which is "To protect and/or improve residential amenity". Having regard to the design of the proposed house and to its location relative to adjoining residential properties, it is considered that the proposed development would be out of character with the pattern of development in this estate and would seriously injure the amenities of property in the vicinity. Also the development is at variance with Development Control Objective 3.4.13 of the current Development Plan, which states that "the Council will only favourably consider proposals for the development of corner or wide side garden sites which provide for: "Design which integrates with the style of the adjoining development and a scale which respects that of the adjoining development", and "maintenance of existing front building and side building line where appropriate". This is not the case in relation to the proposed development. The proposed development would therefore contravene the Development Plan and be contrary to the proper planning and development of the area.