

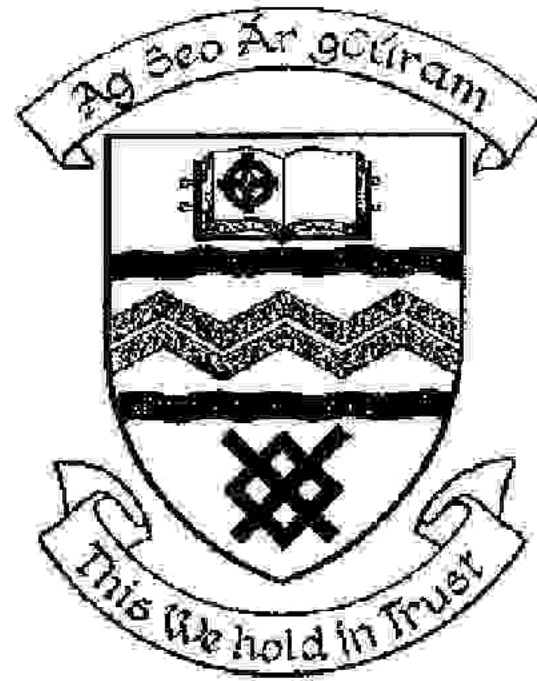
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0224	
1. Location	12A Fortfield Avenue, Terenure, Dublin 6w.		
2. Development	Outline planning permission sought for 2 semi-detached dormer bungalows at rear of		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamonn Weber Architect Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: Mr Brian Jennings Address: 364 Kimmage Road Lower, Dublin 6w.		
6. Decision	O.C.M. No. 2160 Date 14/06/2001	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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.	

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
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**PLANNING
DEPARTMENT**
County Hall,
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Dublin 24.

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

Decision Order Number 2160	Date of Decision 14/06/2001
Register Reference S01A/0224	Date 17/04/01

Applicant Mr Brian Jennings

Development Outline planning permission sought for 2 semi-detached
dormer bungalows at rear of

Location 12A Fortfield Avenue, Terenure, Dublin 6w.

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 OUTLINE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

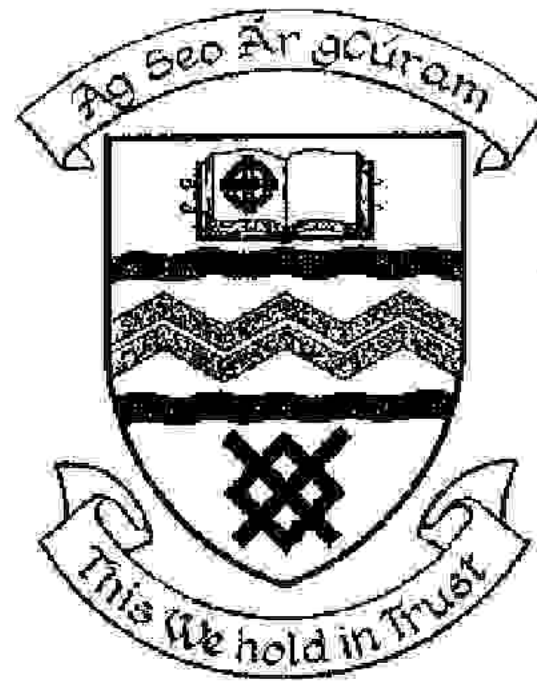
.....M7..... 15/06/01
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber Architect
180 Rathgar Road,
Dublin 6.

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REG REF. S01A/0224

Reasons

- 1 The proposed development is considered excessive development on a restricted site as it is seriously deficient with regard to the provision of private open space and separation between dwellings. The proposed development would cause overlooking of adjoining dwellings and the subsequent loss of privacy. The proposed development would constitute piecemeal development of 'backland' areas. The proposed development is contrary to paragraphs 3.4.12.i and 3.4.16.i. of the South County Development Plan 1998. The proposed development is therefore seriously injurious to the residential amenity of the area contrary to the zoning objective A 'to protect and / or improve residential amenity' and would depreciate property value in the vicinity.
- 2 The proposed development is accessed via a laneway which does not meet the requirements of the Roads Department (South Dublin County Council) standards for access roadways (width only approx. 2.7m). This would result in tortuous manoeuvring of vehicles, potential danger to public safety and by virtue of the cumulative effect of the number of dwellings existing and proposed for the end of this laneway, traffic congestion will occur on the laneway. The proposed development is therefore contrary to the proper planning and development of the area.
- 3 The proposed development would set a precedent for similar types of undesirable developments in 'backland' areas which are seriously deficient with regard to Development Plan standards.