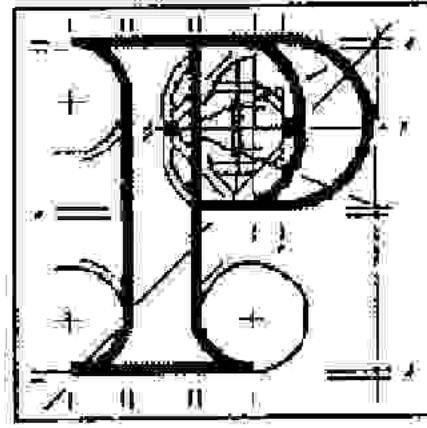


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0076	
1. Location	19 College Crescent, Terenure, Dublin 6W.		
2. Development	Erect dormer bungalow with connection to public services and new entrance to public road, also for permission to demolish existing garage		
3. Date of Application	13/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: David Banim Address: 19 College Crescent, Terenure,		
5. Applicant	Name: David Banim Address: 19 College Crescent, Terenure, Dublin 6W.		
6. Decision	O.C.M. No. 0753 Date 11/04/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	10/05/2001	Written Representations	
9. Appeal Decision	04/12/2001	Refuse Permission	
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.			

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S01A/0076

APPEAL by David Banim care of Kenny Kane and Associates of 12-13 Cumberland Street, Dun Laoghaire, County Dublin against the decision made on the 11th day of April, 2001 by the Council of the County of South Dublin to refuse a permission for development comprising the erection of a dormer bungalow with connection to public services and new entrances to public road and the demolition of existing garage, at 19 College Crescent, Terenure, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to the location of the proposed development in an area zoned to protect and/or improve residential amenity in the current Development Plan for the area, it is considered that the proposed development, by reason of its scale, would constitute over-development of this restricted site resulting in the inadequate provision of private open space which would seriously injure the residential amenities of the proposed and existing houses. The proposed development would be contrary to the zoning objective of the planning authority as set out in the Development Plan and would be contrary to the proper planning and development of the area.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 4th day of December 2001.

	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/0076
1. Location	19 College Crescent, Terenure, Dublin 6W.	
2. Development	Erect dormer bungalow with connection to public services and new entrance to public road, also for permission to demolish existing garage	
3. Date of Application	13/02/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: David Banim Address: 19 College Crescent, Terenure,	
5. Applicant	Name: David Banim Address: 19 College Crescent, Terenure, Dublin 6W.	
6. Decision	O.C.M. No. 0753 Date 11/04/2001	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	10/05/2001	Written Representations
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,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0753	Date of Decision 11/04/2001
Register Reference S01A/0076	Date 13/02/01

Applicant David Banim

Development Erect dormer bungalow with connection to public services and new entrance to public road, also for permission to demolish existing garage

Location 19 College Crescent, 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 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


..... 11/04/01
for SENIOR ADMINISTRATIVE OFFICER

David Banim
19 College Crescent,
Terenure,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0076

Reasons

- 1 The proposed development constitutes over-development on a restricted site. The proposed development by virtue of its inadequate rear garden area and inadequate separation with houses on College Park would result in serious injury to residential amenity. The over development of the site would depreciate the value of property in the vicinity. Therefore the proposed development is contrary to the zoning objective A "to protect and or improve residential amenity" and is contrary to the proper planning and development of the area
- 2 The proposed development materially contravenes paragraphs 3.4.13.i and 3.4.16.i. of the South Dublin County Development Plan 1998 as the proposed development is seriously substandard with regard to these provisions and would therefore be contrary to the proper planning and development of the area
- 3 The proposed development would set a precedent for similar types of undesirable development in the vicinity which are detrimental to residential amenity and do not meet the South Dublin County Development Plan 1998 standards for development on restricted side gardens.