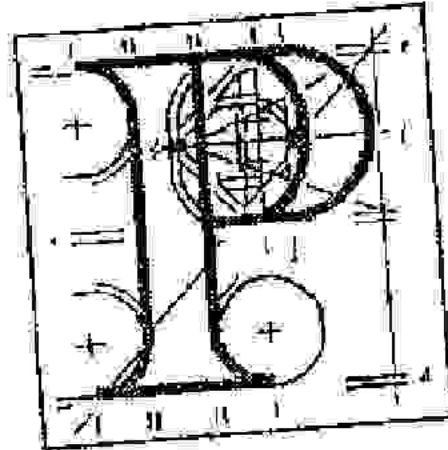


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0024	
1. Location	rear of 215A The Oaks, Belgard Heights, Tallaght, Dublin 24.		
2. Development	Construction of a dormer dwelling house, entered from Cookstown Road		
3. Date of Application	17/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Donal McNally Architects, Address: 3 Mount Argus Crescent, Kimmage Road,		
5. Applicant	Name: Patricia Hendrick Address: 215a The Oaks, Belgard Heights, Tallaght, D.24		
6. Decision	O.C.M. No. 0559  Date 16/03/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	12/04/2001	Written Representations	
9. Appeal Decision	07/11/2001	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: SO1A/0024

**APPEAL** by Patricia Hendrick care of Donal McNally Architects of 86 Kildare Road, Crumlin, Dublin against the decision made on the 16<sup>th</sup> day of March, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a dormer dwellinghouse, entered from Cookstown Road, at the rear of 215A The Oaks, Belgard Heights, Tallaght, Dublin.

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

## SCHEDULE

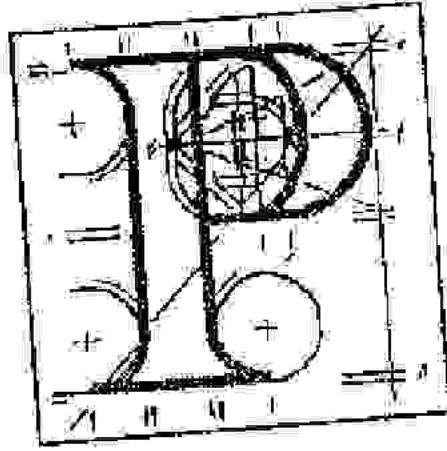
1. The proposed development is located in an area zoned 'A' in the current South Dublin County Development Plan, the objective for which is to protect and improve residential amenity. By reason of the inadequacy of the size of the site, where neither the required minimum back-to-back distance between dwellings nor the required area of private open space to the rear of the front building line can be achieved, the proposed development would contravene materially the Development Plan and would be contrary to the proper planning and development of the area.
2. The proposed development, located on a busy road where on-street parking is not feasible, does not provide for two parking spaces such that both cars can turn within the curtilage of the site and enter the road in a forward direction. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.

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

Dated this 7 day of November 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/0024	
1. Location	rear of 215A The Oaks, Belgard Heights, Tallaght, Dublin 24.		
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