

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0848	
1. Location	Side of 14 Glenmurray Park, Manor Estate, Terenure, Dublin 12.		
2. Development	Change of use of existing garage to use as a detached single storey dwelling and retention and completion of parts of existing extension to the rear of garage on site		
3. Date of Application	08/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul D. Gorman, Address: Architect & Planning Consultant, 8 Rostrevor Terrace, Orwell Road,		
5. Applicant	Name: Philip & Lorraine Morton Address: 14 Glenmurray Park, Manor Estate, Terenure, Dublin 12.		
6. Decision	O.C.M. No. 0281 Date 06/02/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	05/03/2001	Written Representations	
9. Appeal Decision	04/09/2001	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			

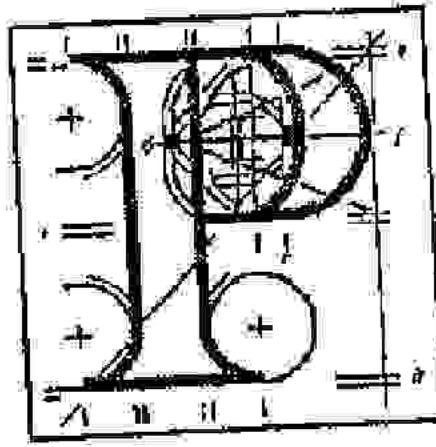
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Registrar

Date

Receipt No.

An Bord Pleanála



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

County South Dublin


Planning Register Reference Number: S00A/0848

APPEAL by Philip and Lorraine Morton care of Paul D. Griffin of 8 Rostrevor Terrace, Orwell Road, Rathgar, Dublin against the decision made on the 6th day of February, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the change of use of existing garage to use as a detached single storey dwelling and retention and completion of parts of existing extension to the rear of garage on site at side of 14 Glenmurray Park, Manor Estate, 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 separation distance from the existing house, it is considered that the proposed development would constitute an independent dwelling unit within the restricted side/rear garden of the house which would seriously injure the amenities of property in the vicinity and 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 10 day of September 2001.

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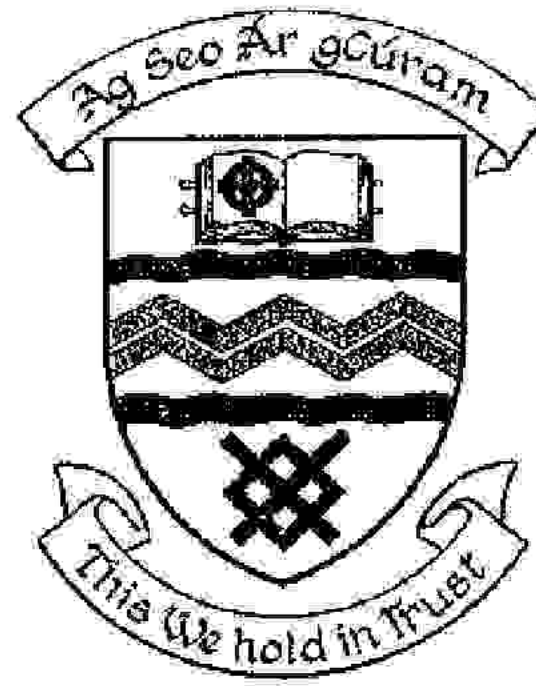
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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
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Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0281	Date of Decision 06/02/2001
Register Reference S00A/0848	Date 08/12/00

Applicant Philip & Lorraine Morton

Development Change of use of existing garage to use as a detached single storey dwelling and retention and completion of parts of existing extension to the rear of garage on site

Location Side of 14 Glenmurray Park, Manor Estate, Terenure, Dublin 12.

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.

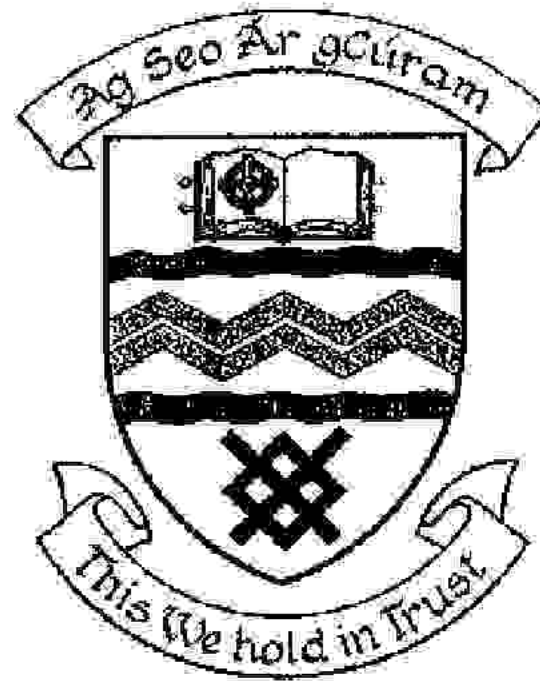
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 06/02/01
for SENIOR ADMINISTRATIVE OFFICER

Paul D. Gorman,
Architect & Planning Consultant,
8 Rostrevor Terrace, Orwell Road,
Rathgar,
Dublin 6.

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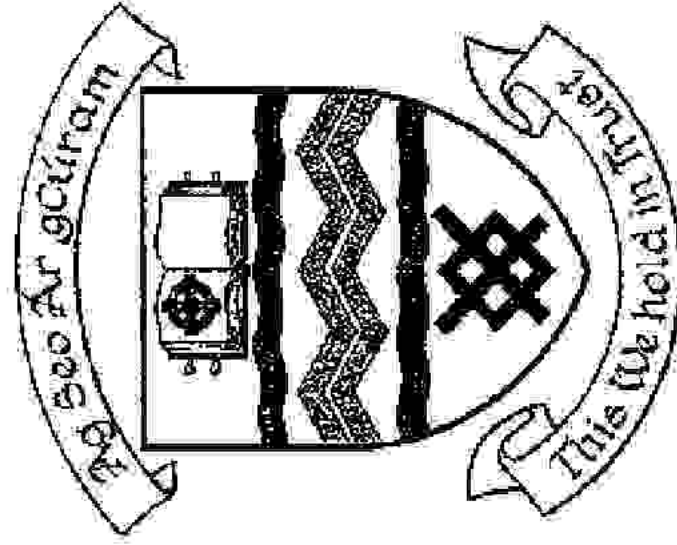
Reasons

- 1 The proposed development constitutes over-development on a restricted site. The proposed development by virtue of its proximity to the existing dwelling is substandard with regard to distance between autonomous dwellings resulting in serious injury to residential amenity. The location of the front entrance, the lack of a separate driveway/ vehicular entrance and the lack of screen separation walls between the proposed development and the existing dwelling would also be injurious 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 is contrary to Sections 3.4.12.i. of the South Dublin County Development Plan 1998 in relation to piecemeal backland development where the normal requirements for back garden depths, separation distances between dwellings, sight lines and general effect on amenities are not satisfied. The proposed development would constitute undesirable backland development which would result in disorderly development and would be contrary to the proper planning and development of the area.
- 3 The proposed development is contrary to Sections 3.4.13.i. of the South Dublin County Development Plan 1998 in relation to design which integrates with the style of adjoining development, impact on adjoining residential amenity, maintenance of development plan standards for both existing and proposed development, maintenance of existing front building line and side building lines where appropriate. The proposed development would be out of harmony, scale and character with the general appearance of development on this road. Therefore the proposed development is contrary to the proper planning and development of the area.
- 4 The proposed development would set a precedent for similar types of undesirable development in the vicinity on large yet restricted side gardens which is detrimental to

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residential amenity and do not meet the South Dublin County
Development Plan 1998 standards for development.