

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0723	
1. Location	2 Sally Park, Firhouse Road, Dublin 24.		
2. Development	For two- storey detached house on site at side.		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: A & M Rice, Architect Address: 2 Sally Park, Firhouse Road,		
5. Applicant	Name: A & M. Rice, Address: 2 Sally Park, Firhouse Road, Dublin 24.		
6. Decision	O.C.M. No. 2709 Date 13/12/2000	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.	

1

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 1993

Decision Order Number 2709	Date of Decision 13/12/2000
Register Reference S00A/0723	Date 19/10/00

Applicant A & M. Rice,
Development For two- storey detached house on site at side.
Location 2 Sally Park, Firhouse Road, Dublin 24.

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 (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

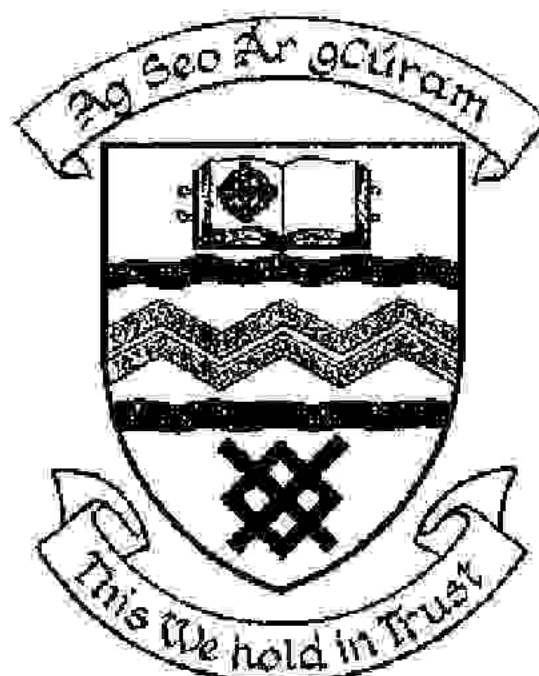
.....
for SENIOR ADMINISTRATIVE OFFICER 13/12/00

A & M Rice, Architect
2 Sally Park,
Firhouse Road,
Dublin 24.

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. S00A/0723

Reasons

- 1 The proposed two storey detached dwellinghouse seriously infringes the building line formed by the side elevation of the existing house at 2 Sally Park and the main two storey front building line of houses 3-6 Sally Park inclusive. It is set back only circa 0.9m from the edge of the public footpath. It is considered that the proposed development would result in a cramped and visually intrusive element in the streetscape, on a restricted site and would thereby be seriously injurious to the residential amenities of residential property in the vicinity and would be contrary to the proper planning and development of the area.
- 2 The proposed house design on this restricted site would be out of character with the adjoining houses and would be contrary to the proper planning and development of the area.
- 3 The proposed development provides for only circa 1m separation between the flank walls of the existing and proposed house. This conflicts with the Development Plan standard of 2.3m, to provide for adequate maintenance (section 3.4.19 of the Plan).
- 4 The Roads Department requires provision of two off street car parking spaces but it would only be possible to provide one car space at the front of the proposed house. It is considered that the lack of off street parking would lead to on street parking which would endanger public safety by reason of a traffic hazard.
- 5 The proposed development provides for only circa 56sq.m. of private open space behind the front building line whereas section 3.4.16 of the Development Plan states that a minimum area of 60sq.m. should be provided for an adequate level of amenity.
- 6 Environmental Services Department reports that there is a surface water sewer and a watermain within 5m of the proposed dwelling within which development is not permitted. The proposed development would therefore be prejudicial to public health and as such would be contrary to the proper planning and development of the area.