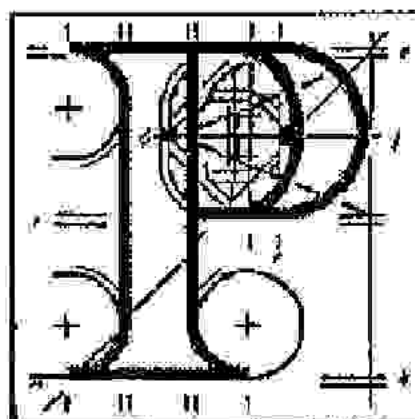


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0485	
1. Location	2 The Drive, Kingswood, Dublin 24.		
2. Development	Semi-detached bungalow to side.		
3. Date of Application	11/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Gemma Dooley, Address: 27 Templeroan Grove, Knocklyon,		
5. Applicant	Name: Gemma Dooley, Address: 27 Templeroan Grove, Knocklyon, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 2054  Date 07/09/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	19/09/2000	Written Representations	
9. Appeal Decision	18/04/2001	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: S00A/0485

**APPEAL** by Gemma Dooley of 27 Templeroan Grove, Templeogue, Dublin against the decision made on the 7<sup>th</sup> day of September, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a semi-detached bungalow to side of number 2 The Drive, Kingswood, Belgard Road, 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 reason set out in the Schedule hereto.

## SCHEDULE

The site of the proposed development is located on a corner site in a residential development where the zoning objective as set out in the current Development Plan for the area is "to protect and/or improve residential amenity", which objective is considered to be reasonable. It is considered that the proposed development, due to its size and location, would infringe existing building lines and would be out of character with existing developments in the vicinity. The proposed development would seriously injure the amenities of property in the vicinity and of the area and would, therefore, be contrary to the proper planning and development of the area.

*Brian Hunt*

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

Dated this 18<sup>th</sup> day of April 2001.

**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 2054	Date of Decision 07/09/2000
Register Reference S00A/0485	Date 11/07/00

Applicant Gemma Dooley,  
Development Semi-detached bungalow to side.  
Location 2 The Drive, Kingswood, 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 (2) Reasons on the attached Numbered Pages.

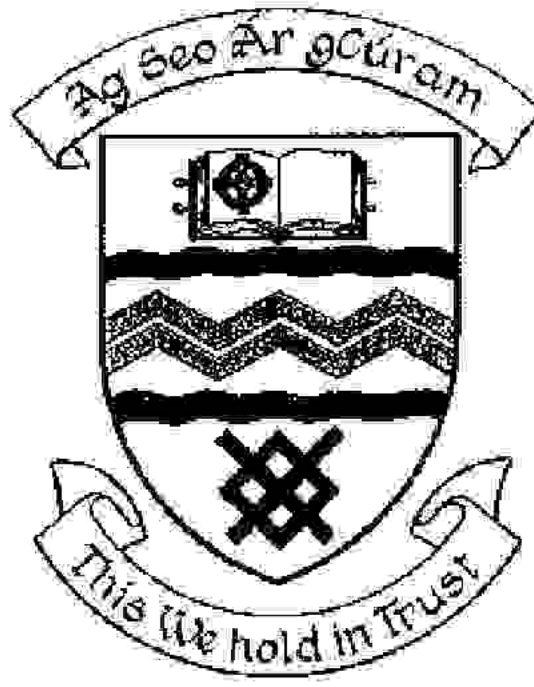
Signed on behalf of the South Dublin County Council

..... M.Y. .... 07/09/00  
for SENIOR ADMINISTRATIVE OFFICER

Gemma Dooley,  
27 Templeroan Grove,  
Knocklyon,  
Templeogue,  
Dublin 16.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0485

**Reasons**

- 1 The proposal to construct a semi-detached bungalow at this location would detract from the appearance of the area. The existing dwelling on the site is a detached bungalow, as are the properties adjoining the site both to the side and rear. As such the proposed development would seriously injure the amenities of property in the vicinity.
- 2 The proposed development would be out of character with existing development in the area due to its design and orientation. Given the prominent location of the proposed development on a corner site, the proposed development would be visually obtrusive and by virtue of the precedent it would set, it would seriously injure the amenities of property in the vicinity.