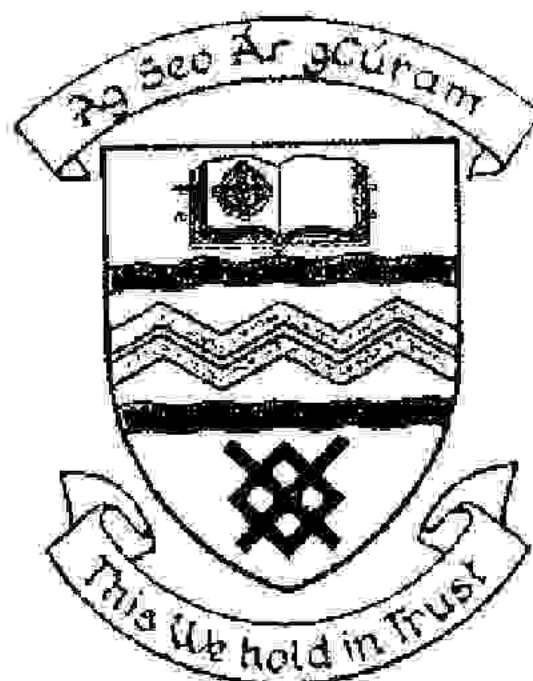


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0410	
1. Location	1 Muckross Drive, Perrystown, Dublin 12.		
2. Development	Demolish an existing extension and build two storey house at side and porch and drive in to front		
3. Date of Application	15/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Daniel O'Connor, Address: 130 Mount Tallant Avenue, Terenure,		
5. Applicant	Name: Mr & Mrs John Menton, Address: 1 Muckross Drive, Perrystown, Dublin 12.		
6. Decision	O.C.M. No. 1816  Date 11/08/2000	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.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



**PLANNING  
DEPARTMENT**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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

Decision Order Number 1816	Date of Decision 11/08/2000
Register Reference S00A/0410	Date 15/06/00

Applicant Mr & Mrs John Menton,  
Development Demolish an existing extension and build two storey house at side and porch and drive in to front  
Location 1 Muckross Drive, Perrystown, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
for SENIOR ADMINISTRATIVE OFFICER

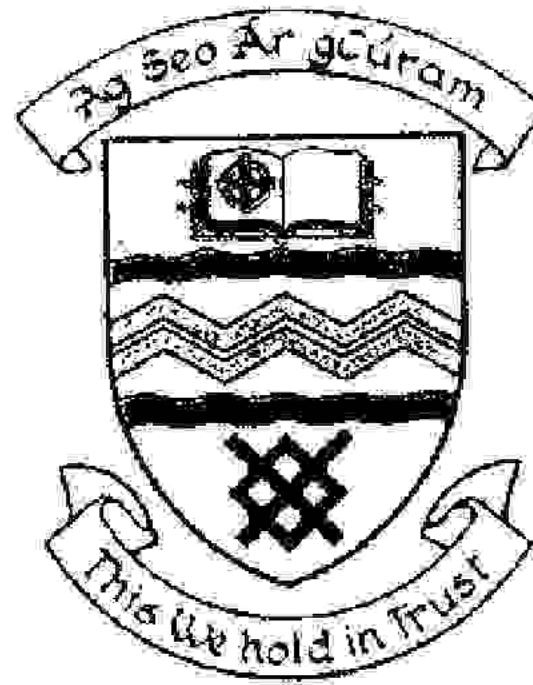
11/08/00

Mr. Daniel O'Connor,  
130 Mount Tallant Avenue,  
Terenure,  
Dublin 6W.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0410

**Reasons**

- 1 Having regard to the scale and design of the proposed dwelling on this restricted site and its location in close proximity to the residential property to the north, it is considered that the proposed development would result in an unacceptable level of overlooking of the adjoining properties and would seriously injure the amenities and depreciate the value of property in the vicinity and would set an undesirable precedent for similar developments in the area and therefore would be contrary to the proper planning and development of the area.
- 2 Having regard to the restricted size of the proposed site and the lack of sufficient private open space behind the front building line, it is considered that the proposed houses would constitute over development on a restricted site and would materially contravene a Development Plan Objective 3.4.16 of the South Dublin County Council Development Plan 1998. The development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed development is not consistent with the Residential Density Guidelines for Local Authorities which state that, in regard to infill residential development in residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill. The design approach should be based on a recognition of the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities. It is considered that the proposed development does not comply with the recommendations of these guidelines and as a result would cause serious injury to the amenities of directly adjoining neighbours by virtue of the position of the new dwelling to adjacent dwellings and the quality of private open space provided for the proposed unit.