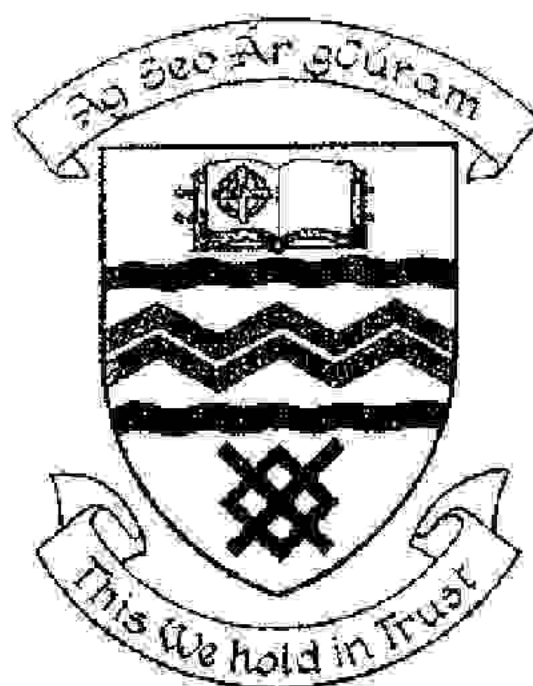


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0403	
1. Location	33 Monastery Walk, Clondalkin, Dublin 22		
2. Development	Single storey dwelling to rear garden		
3. Date of Application	14/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Building Design Services, Address: 22 Ashton, Blessington,		
5. Applicant	Name: Mr. Martin Gilligan, Address: 33 Monastery Walk, Clondalkin, Dublin 22		
6. Decision	O.C.M. No. 1790  Date 10/08/2000	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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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 1790	Date of Decision 10/08/2000
Register Reference S00A/0403	Date 14/06/00

Applicant Mr. Martin Gilligan,  
Development Single storey dwelling to rear garden  
Location 33 Monastery Walk, Clondalkin, Dublin 22

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

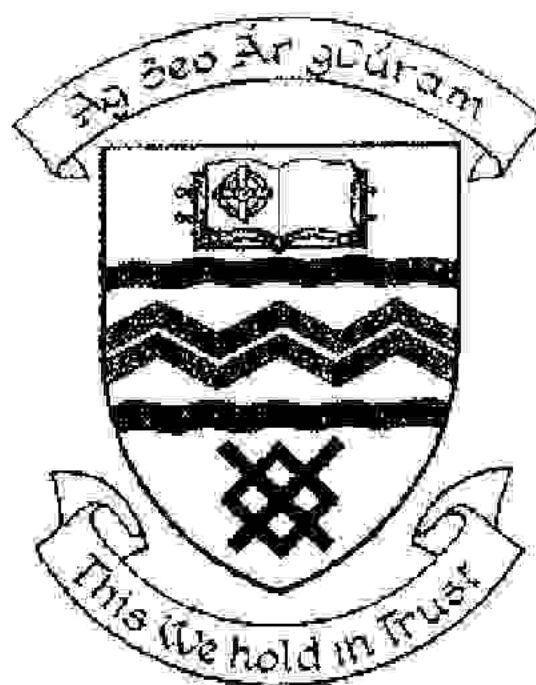
.....*M.F.*..... 10/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Building Design Services,  
22 Ashton,  
Blessington,  
County Wicklow.

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Reasons

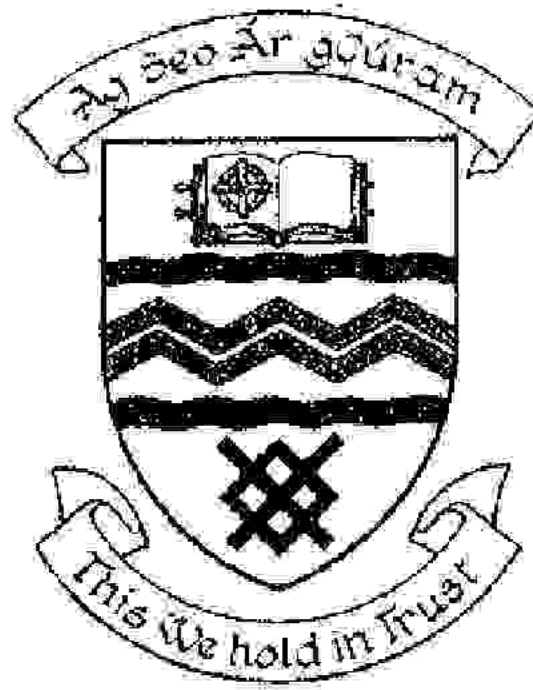
- 1 The proposed development of a separate dwelling with associated driveway access with two parking spaces in the rear garden of an existing dwelling is considered unacceptable. The proximity of the proposed unit, associated driveway and parking bays and the juxtaposition of the proposed dwelling unit on the site in relation to the existing dwelling on site and existing dwellings on either side of the subject site would seriously injure the amenities and depreciate the value of the existing and adjacent dwellings in terms of overshadowing adjoining private open space, intrusion on privacy and visual obtrusiveness. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would materially contravene the zoning objective of the area "To protect and or improve residential amenity".
- 3 The proposed development would set an undesirable precedent for other similar developments which would in themselves and cumulatively be out of character with the surrounding area and damaging to the visual appearance and residential amenity of the surrounding residential estate.
- 4 The proposed development would materially contravene Development Control Objective 3.4.13(i) and 3.4.12 of the 1998 South Dublin County Council Development Plan regarding developments on side/corner garden sites and on backland sites respectively.
- 5 The proposed development would not be 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



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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, driveway access and parking bays in the rear garden space of a semi detached unit.