

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0290	
1. Location	Side of 6 Knocklyon Road, Templeogue. Dublin 16.		
2. Development	Dormer bungalow and entrance.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ray Kavanagh Architect, Address: 19 Faussagh Avenue, Cabra,		
5. Applicant	Name: Mrs. Mary Barron, Address: 62 Corbally Heath, Dublin 24.		
6. Decision	O.C.M. No. 1400 Date 28/06/2000	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**

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

Decision Order Number 1400	Date of Decision 28/06/2000
Register Reference S00A/0290	Date 03/05/00

Applicant Mrs. Mary Barron,
Development Dormer bungalow and entrance.
Location Side of 6 Knocklyon Road, Templeogue. Dublin 16.

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

..... *MY* 29/06/00
for SENIOR ADMINISTRATIVE OFFICER

Ray Kavanagh Architect,
19 Faussagh Avenue,
Cabra,
Dublin 7.

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REG REF. S00A/0290

Reasons

- 1 The proposed development is located in an area zoned 'A' in the South Dublin County Development Plan 1998, which has the objective "to protect and/or improve residential amenity". It is considered that the proposal would be contrary to this objective. In particular, it would conflict with Section 3.4.13 of the Development Plan which details requirements for the development of corner/side garden sites, in the following way: By reason of its proximity to the existing cottage and the site boundary, the Development Plan standard requiring 2.3m between flank walls would not be adhered to and as a result, the proposal would have a negative impact on the residential amenity of the existing cottage and the cramped form of development that would result would have an adverse effect on the character of the streetscape. As such the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development, by virtue of its proximity to the existing cottage and the resultant serious negative impact on residential amenity would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 There are discrepancies in the measurements shown on the drawings submitted with the planning application. As such, the planning application did not meet the requirements of Article 23, Part IV of the Local Government (Planning and Development) Regulations, 1994.