

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0226	
1. Location	"Dunkeld" Scholarstown Road, Rathfarnham, Dublin 16.		
2. Development	Single storey 1 bed gate lodge at entrance		
3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/06/2000 2.	1. 24/07/2000 2.
4. Submitted by	Name: Frank Elmes & Co, Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Mr. John Patchell, Address: "Dunkeld" Scholarstown Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2156  Date 21/09/2000	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**



Halla an Chontae,  
Lár an Bhaile, Tarnhlacht,  
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DEPARTMENT**  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2156	Date of Decision 21/09/2000
Register Reference S00A/0226	Date 10/04/00

**Applicant** Mr. John Patchell,  
**Development** Single storey 1 bed gate lodge at entrance  
**Location** "Dunkeld" Scholarstown Road, Rathfarnham, Dublin 16.

**Floor Area** Sq Metres

**Time extension(s)** up to and including


**Additional Information Requested/Received** 08/06/2000 /24/07/2000

**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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

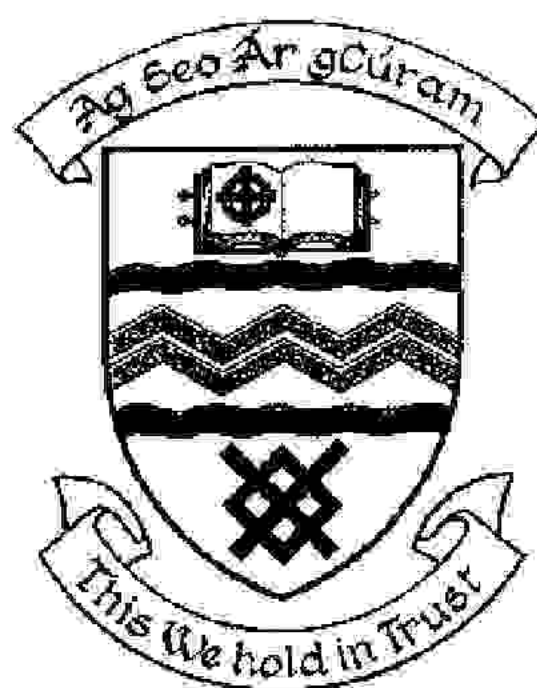
 ..... 21/09/00  
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.

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REG REF. S00A/0226

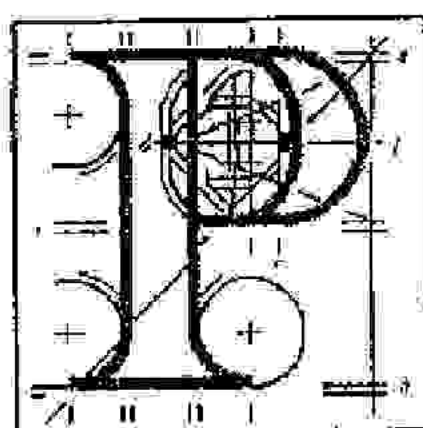
**Reasons**

- 1 The proposed development would create an undesirable precedent and would materially contravene the 'A' zoning in the Development Plan, the objective for which is "to protect and/or improve residential amenity".
- 2 The proposed development would seriously infringe the existing building line on the part of the Scholarstown Road in question and as such would conflict with section 3.4.13 of the South Dublin County Development Plan 1998 and would be contrary to the proper planning and development of the area.
- 3 The proposed development, by virtue of its design and siting, would be out of character with the predominant form of development in the area and would impact negatively on the character of the streetscape and the visual amenity of the area. As such, it would conflict with section 3.4.13 of the South Dublin County Development Plan, 1998.
- 4 The proposed development, by virtue of its lack of private open space and proximity to the western side boundary of the site would be prejudicial to the residential amenity of both the occupants of the proposed dwelling and the existing main dwelling. As such, it would conflict with section 3.4.13 of the South Dublin County Development Plan, 1998.



	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/0226	
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3a. Type of Application	Permission	1. 08/06/2000 2.	1. 24/07/2000 2.
4. Submitted by	Name: Frank Elmes & Co, Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Mr. John Patchell, Address: "Dunkeld" Scholarstown Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2156  Date 21/09/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	20/10/2000	Written Representations	
9. Appeal Decision	17/05/2001	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

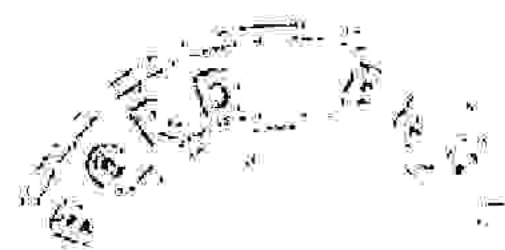
Planning Register Reference Number: S00A/0226

**APPEAL** by John Patchell care of Frank Elmes Architects of 2 Waldemar Terrace, Main Street, Dundrum, Dublin against the decision made on the 21<sup>st</sup> day of September, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a single storey one bedroom gate lodge at entrance to "Dunkeld", Scholarstown Road, Rathfarnham, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

1. The proposed development would seriously infringe the existing building line on the part of the Scholarstown Road in question and would, therefore, conflict with section 3.4.13 of the current South Dublin County Development Plan and be contrary to the proper planning and development of the area.
2. The proposed development, by reason of its design and siting, would be out of character with the predominant form of development in the area and would impact negatively on the character of the streetscape and the visual amenity of the area. The proposed development would, therefore, conflict with section 3.4.13 of the current South Dublin County Development Plan and be contrary to the proper planning and development of the area.



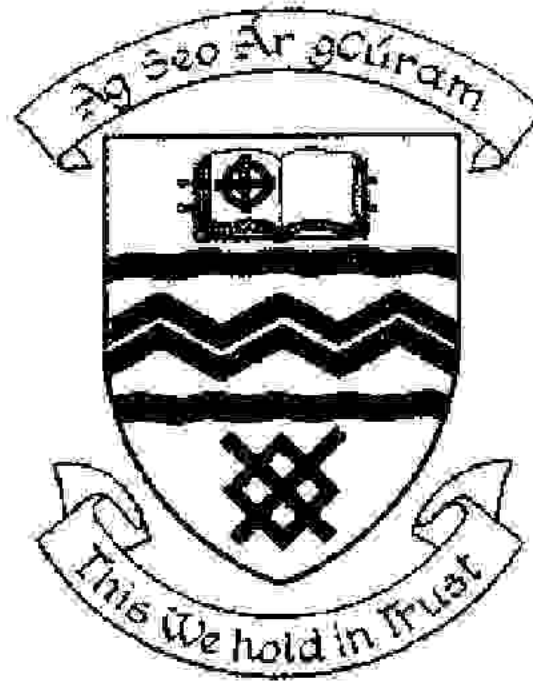
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 17<sup>th</sup> day of May 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0226	
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3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/06/2000 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co, Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Mr. John Patchell, Address: "Dunkeld" Scholarstown Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1232  Date 08/06/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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**SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1232	Date of Decision 08/06/2000
Register Reference S00A/0226	Date: 10/04/00

Applicant                      Mr. John Patchell,  
Development                  Single storey 1 bed gate lodge at entrance

Location                      "Dunkeld" Scholarstown Road, Rathfarnham, Dublin 16.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/04/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

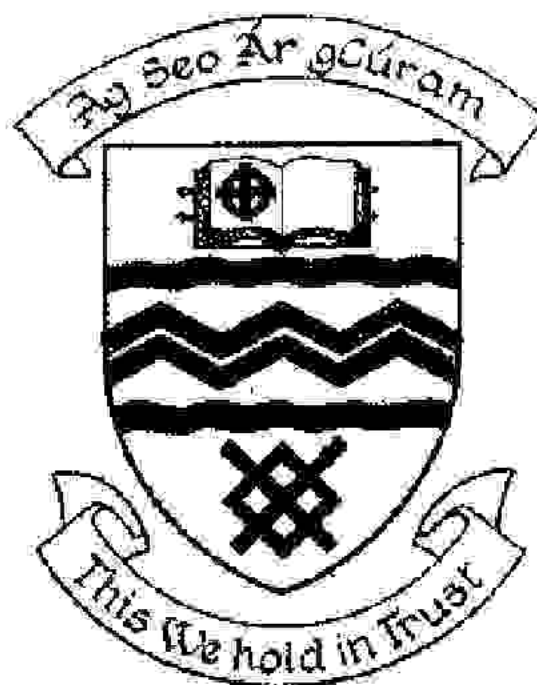
- 1      The applicant is requested to submit an elevational drawing illustrating the proposed gate lodge in the context of the existing boundary wall at Scholarstown Road and the existing main dwelling identified as "Dunkeld". This drawing is to illustrate the principal heights of the proposed development, the existing dwelling and the existing boundary wall.
- 2      The applicant is requested to re-submit drawings as required to be submitted with a planning application under Article 23, Part IV of the Local Government (Planning and Development) Regulations, 1994. Particular reference is drawn to part 1(e) which requires the principal dimensions to be indicated.
- 3      The applicant is requested to re-submit the application form ensuring that item 6(b) is answered in numerical figures.
- 4      The applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover

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REG REF. S00A/0226

and invert levels, up to and including connection to public sewer.

- 5 There is a 300mm diameter surface water sewer adjacent to the proposed development. The applicant is requested to determine the exact location of this sewer. The applicant should note that no building is to be located within 5m of this surface water sewer.
- 6 There are two 18" diameter watermain running along Scholarstown Road. The applicant is requested to determine the exact location of the watermain. The applicant should note that no building is to be located within 11m of the watermain.
- 7 The applicant is requested to submit details indicating proposed point of connection to existing watermain.

Signed on behalf of South Dublin County Council

*[Signature]*  
.....  
for Senior Administrative Officer

08/06/00