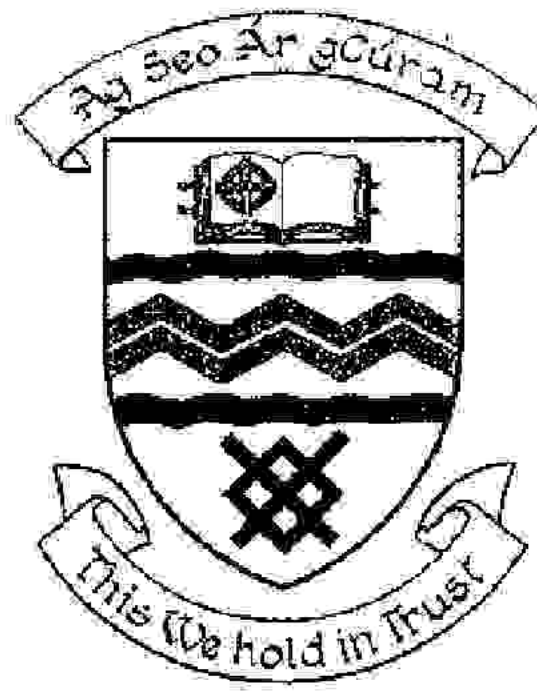


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0219	
1. Location	49 Heatherview Avenue, Aylesbury, Dublin 24.		
2. Development	Dormer bungalow to side		
3. Date of Application	06/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: M.H.M. Design, Address: 14A Baggot Street, Dublin 2.		
5. Applicant	Name: Sean Finneran, Address: 49 Heatherview Avenue, Dublin 24.		
6. Decision	O.C.M. No. 1191 Date 01/06/2000	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



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

Telefon: 01-414 9000
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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 1191	Date of Decision 01/06/2000
Register Reference S00A/0219	Date 06/04/00

Applicant Sean Finneran,
Development Dormer bungalow to side
Location 49 Heatherview Avenue, Aylesbury, 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

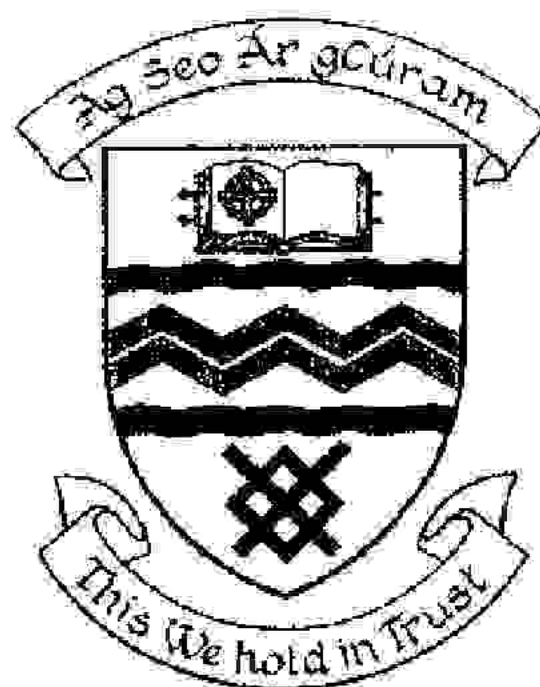
..... 01/06/00
for SENIOR ADMINISTRATIVE OFFICER

M.H.M. Design,
14A Baggot Street,
Dublin 2.

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REG REF. S00A/0219

Reasons

- 1 The subject site is zoned 'A', "to protect and/or improve residential amenity". It is considered that the proposed development and its associated features would materially contravene the said zoning objective and would be contrary to the proper planning and development of the area.
- 2 The proposed development does not meet the requirements of Section 3.4.19.1 of the 1998 South Dublin County Development Plan which requires a minimum of 2.3 metres separation between the flank walls of each house.
- 3 The proposed development has not met with Roads Department standards which require that a minimum setback of 2m is provided between the gable end of houses and the back of the public pathway.
- 4 The proposed development is contrary to Section 3.4.13.1 of the Development Plan concerning development on corner/side gardens in that it does not integrate with the style of adjoining development and will have an adverse impact on the character of the streetscape and residential amenity. As such the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 5 The submitted plans do not show the position of an adjacent existing 225mm diameter surface water sewer. A wayleave of 5 metres is required between any building and this sewer. In the absence of sufficient information the development must be considered to be prejudicial to public health.