

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0204	
1. Location	54 Knocklyon Green, Knocklyon, Dublin 16.		
2. Development	Demolish existing garage, study, bathroom and utility room to side and proposed new detached house inside garden.		
3. Date of Application	28/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Watson Fitzpatrick & Associates, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: J. & L. Fair, Address: 54 Knocklyon Green, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 1126 Date 24/05/2000	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 1125	Date of Decision 24/05/2000
Register Reference S00A/0204	Date 28/03/00

Applicant J. & L. Fair,

Development Demolish existing garage, study, bathroom and utility room
to side and proposed new detached house inside garden.

Location 54 Knocklyon Green, Knocklyon, 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.

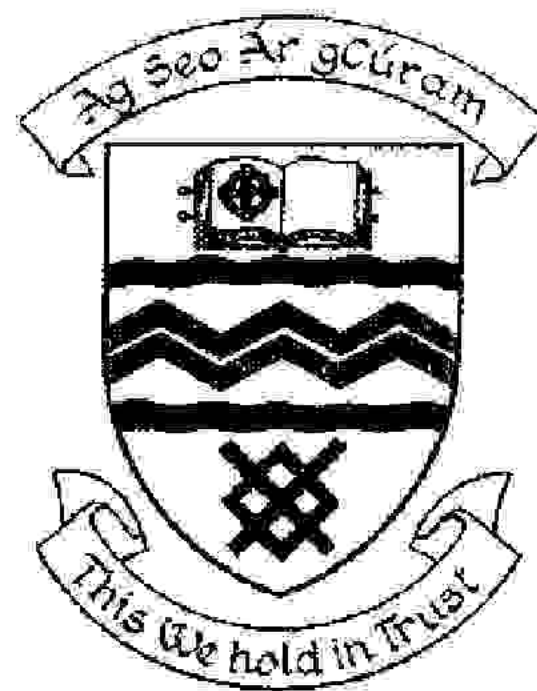
for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

25/05/00
for SENIOR ADMINISTRATIVE OFFICER

Watson Fitzpatrick & Associates,
72 Weston Road,
Churchtown,
Dublin 14.

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REG REF. S00A/0204

Reasons

- 1 The proposed development is set substantially forward of the established building line to Knocklyon Green to the rear of the site. The proposed development would therefore be visually obtrusive in the streetscape and would result in development which would be seriously injurious to the visual amenities of the area and contrary to the proper planning and development of the area. Such development would set an undesirable precedent and would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development would be contrary to Section 3.4.13.1 of the South Dublin County Development Plan, 1998 which concerns development in corner/side gardens in that it is not satisfactory as regards impact on the character of the streetscape, impact on adjoining residential amenity, and maintenance of the existing side building line which it is desirable to maintain.