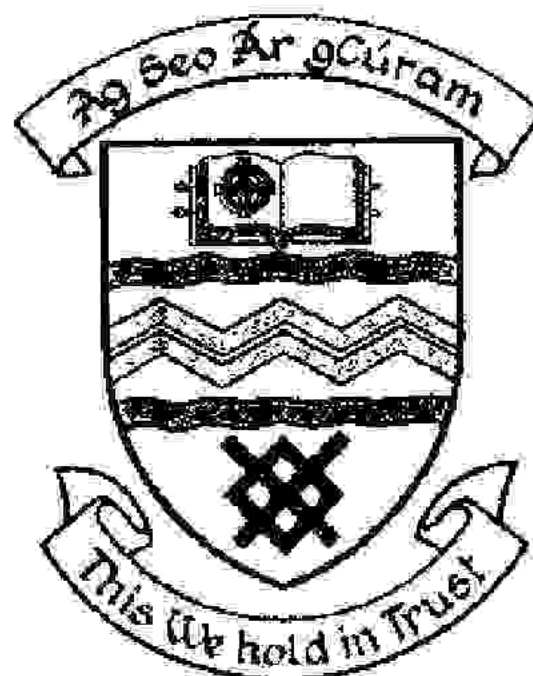


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0105	
1. Location	1 Muckross Drive, Perrystown, Dublin 12.		
2. Development	Extension to rear and porch to front, demolition of existing extension and build 2 storey house at side and drive-in to front.		
3. Date of Application	22/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Daniel O'Connor, Address: 130 Mount Tallaght Avenue, Terenure,		
5. Applicant	Name: Mr. and Mrs. John Menton, Address: 1 Muckross Drive, Perrystown, Dublin 12.		
6. Decision	O.C.M. No. 0814  Date 19/04/2000	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 1216  Date 02/06/2000	Effect AG GRANT PERMISSION & 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  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Mr. Daniel O'Connor,  
130 Mount Tallant Avenue,  
Terenure,  
Dublin 6W.

9<sup>th</sup> June 2000

Re: Application for planning permission for Extension to rear and porch to front, demolition of existing extension and build 2 storey house at side and drive-in to front of 1 Muckross Drive, Perrystown, Dublin 12 – Register Reference S00A/0105 refers.

Dear Sir/Madam,

I refer to Notification of Grant of Permission which was issued to you on 7<sup>th</sup> June 2000 in respect of the above application and would inform you that this Notification is incorrect insofar as it relates only to the grant of permission and the refusal of permission for the proposed house to the side was omitted.

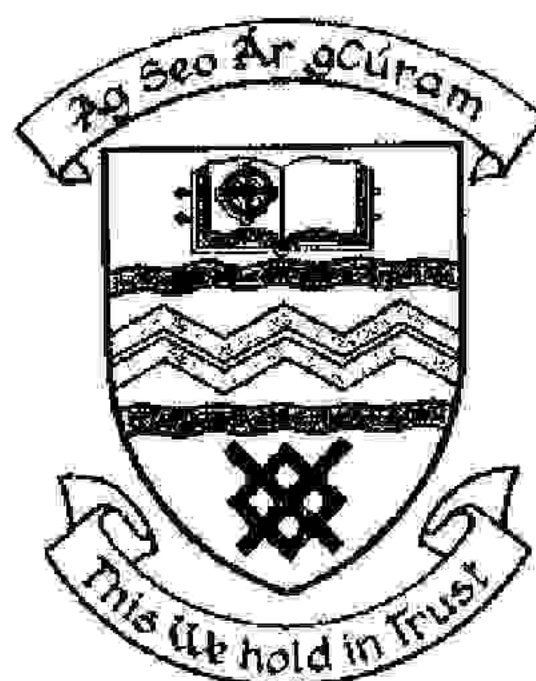
I now enclose an amended Notification of Grant of Permission which replaces that issued on 7<sup>th</sup> June 2000.

I apologise for any inconvenience this may have caused.

Yours faithfully,

  
for Senior Administrative Officer.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Mr. Daniel O'Connor,  
130 Mount Tallant Avenue,  
Terenure,  
Dublin 6W.

**NOTIFICATION OF GRANT OF PERMISSION**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1993**

<b>Final Grant Order Number</b> 1216	<b>Date of Final Grant</b> 02/06/2000
<b>Decision Order Number</b> 0814	<b>Date of Decision</b> 19/04/2000
<b>Register Reference</b> S00A/0105	<b>Date</b> 22/02/2000

**Applicant** Mr. & Mrs. John Menton,

**Development** Extension to rear and porch to front, demolitions of existing extension and build 2 storey house at side and drive-in to front.

**Location** 1 Muckross Drive, Perrystown, Dublin 12.

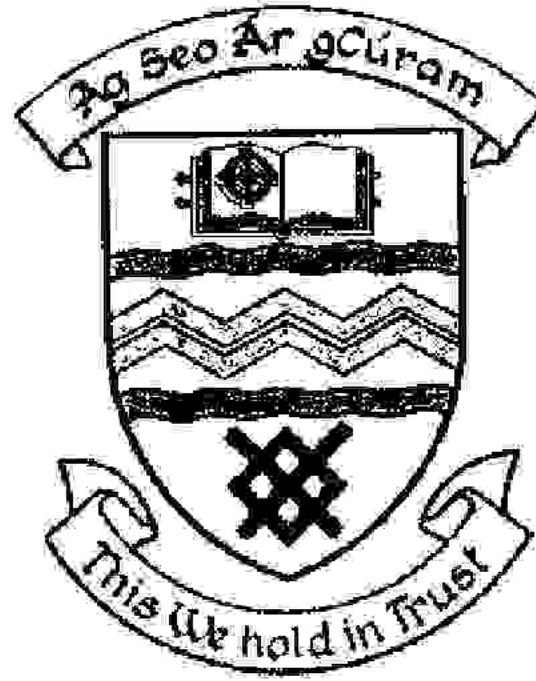
**Floor Area** 108.05 Sq Metres

**Time Extension(s) up to and including**  
**Additional Information Requested/Received**

A Permission has been granted for the proposed extension and front porch to the existing house subject to the following (5) conditions:



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae  
Lár an Bhaile, Tarnhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

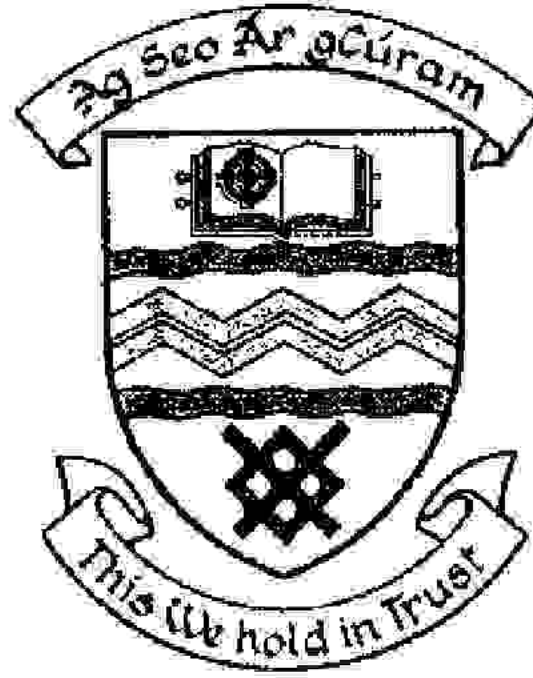
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The applicant shall revise the proposed porch to the front of the existing house so it falls within the Local Government (Planning and Development) Exempted Development Regulations, 1994. Therefore the applicant shall ensure the following:-
  - (a) it is at least 2 metres from the road,
  - (b) the floor area does not exceed 2 sq.m.,
  - (c) the height of a pitched, slated or tiled roof must not be more than 4 metres in the front of the house or 3 metres in any other case.REASON:  
In the interest of the proper planning and development of the area.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

A Permission has been refused for the proposed house to the side of 1 Muckross Drive subject to the following (2) reasons:

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae  
Lár an Bhaile, Tamhlacht  
Balle Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

**Reasons**

- 1 Having regard to its scale and design of the proposed dwelling on this restricted site and its location in close proximity to the residential property to the north, it is considered that the proposed development would result in an unacceptable level of overlooking of the adjoining properties, and would seriously injure the amenities and set an undesirable precedent for similar developments in the area and therefore would be contrary to the proper planning and development of the area.
  - 2 Having regard to the restricted size of the proposed site and the lack of sufficient private open space behind the front building line, it is considered that the proposed houses would constitute over development on a restricted site and would materially contravene a development plan objective 3.4.16.i of the South Dublin County Development Plan, 1998. This development would therefore be contrary to the zoning objective 'A' which is to protect and/or improve residential amenity.
- 
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
  - (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
  - (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
  - (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council,

  
..... 9<sup>th</sup> June 2000  
for SENIOR ADMINISTRATIVE OFFICER



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 GRANT PERMISSION & REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0814	Date of Decision 19/04/2000
Register Reference S00A/0105	Date 22/02/00

Applicant Development Mr. and Mrs. John Menton,  
Extension to rear and porch to front, demolition of existing  
extension and build 2 storey house at side and drive-in to  
front.

Location 1 Muckross Drive, Perrystown, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

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 GRANT PERMISSION & REFUSE PERMISSION in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

19/04/00

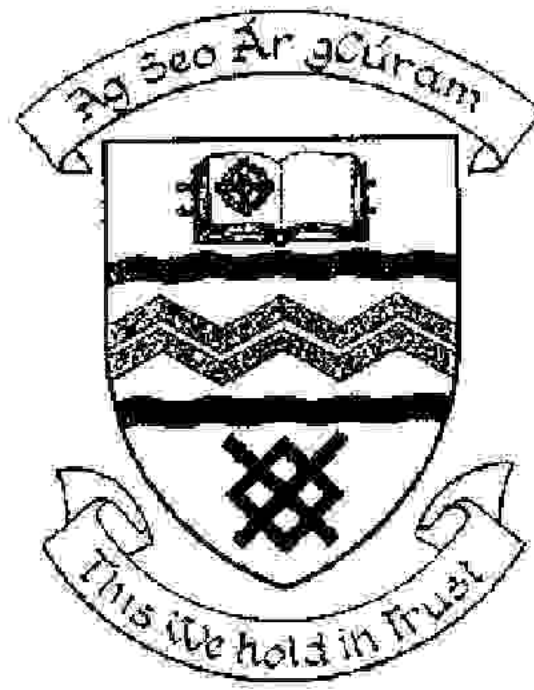
.....  
for SENIOR ADMINISTRATIVE OFFICER

Mr. Daniel O'Connor,  
130 Mount Tallaght Avenue,  
Terenure,  
Dublin 6W.

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

REG REF. S00A/0105

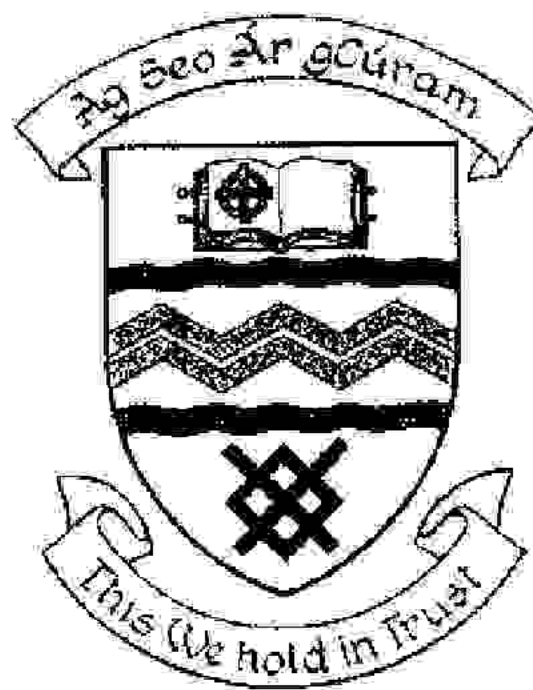
A decision to Grant Permission for the proposed extension and front porch to the existing house subject to (5) conditions and reasons specified in Schedule 1.

Schedule 1

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The applicant shall revise the proposed porch to the front of the existing house so it falls within the Local Government (Planning and Development) Exempted Development Regulations, 1994. therefore the applicant shall ensure the following:-
  - a) it is at least 2 metres from the road,

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

REG. REF. S00A/0105

- b) the floor area does not exceed 2sq.m.
- c) the height of a pitched, slated or tiled roof must not be more than 4 metres in the front of the house or 3 metres in any other case.

REASON:

In the interest of the proper planning and development of the area.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

A decision to Refuse Permission for the proposed houses to the side of No. 1 Muckross Drive subject to (2) reasons specified in Schedule 2.

Schedule 2

Reasons

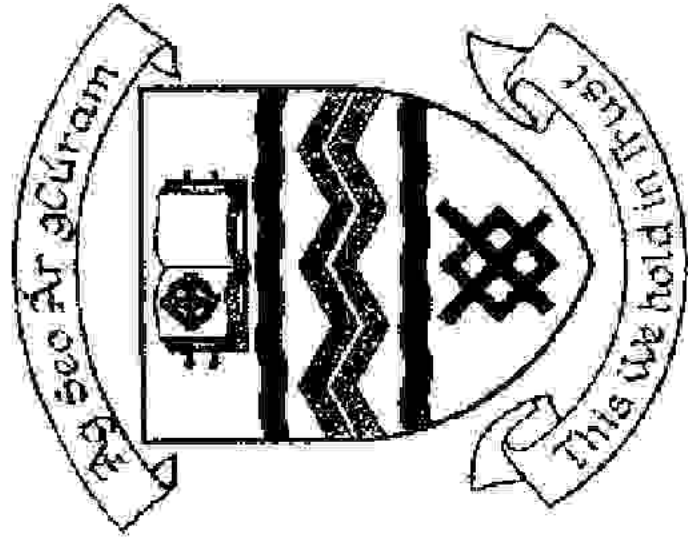
- 1 Having regard to its scale and design of the proposed dwelling on this restricted site and its location in close proximity to the residential property to the north, it is considered that the proposed development would result in an unacceptable level of overlooking of the adjoining properties, and would seriously injure the amenities and depreciate the value of property in the vicinity, and would set an undesirable precedent for similar developments in the area and therefore would be contrary to the proper planning and development of the area.
- 2 Having regard to the restricted size of the proposed site and the lack of sufficient private open space behind the front building line, it is considered that the proposed



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telephone: 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

REG REF. S00A/0105

houses would constitute over development on a restricted site and would materially contravene a development plan objective 3.4.16.1 of the South Dublin County Council Development Plan, 1998. This development would therefore be contrary to the zoning objective 'A' which is to protect and/or improve residential amenity.