

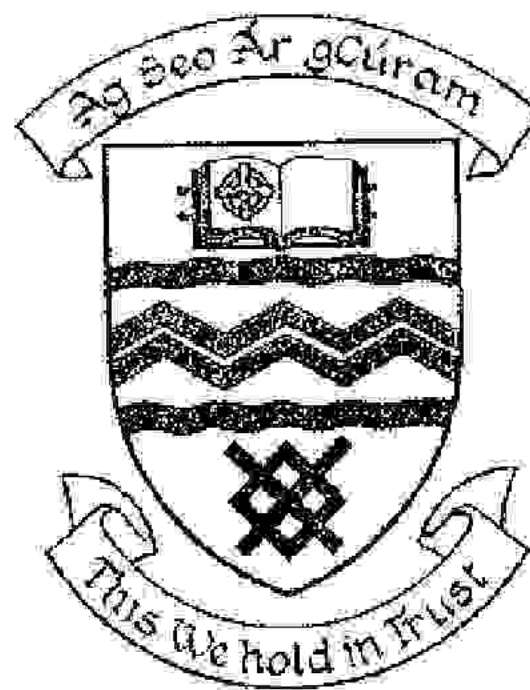
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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0022 |
| 1. Location | 267 Templeogue Road, Templeogue, Dublin 6W. | |
| 2. Development | Partial change of use, alterations and extensions to the existing residential premises comprising widening of site entrance and replacement of existing pillars and gates to front boundary line; enlargement of front driveway; pedestrian entrance gate in existing side boundary wall to rear garden; revised internal layout with new single storey extension to front and new two storey extension to the rear to provide dental surgery, stairs, study/TV room, toilet, lobby and family room at ground floor level and landing, kitchen, living/dining room two double bedrooms with shower rooms ensuite, toilet, single bedroom and external balcony at first floor. | |
| 3. Date of Application | 19/01/00 | Date Further Particulars (a) Requested (b) Received |
| 3a. Type of Application | Permission | 1. 2. |
| 4. Submitted by | Name: Jerry Hannigan, Address: Architect and Project Management Consultant, 24 Griffith Avenue, | |
| 5. Applicant | Name: Mr. J. Kinsley & Ms. K. Baxter, Address: 26 Lakelands Park, Terenure, Dublin 6W. | |
| 6. Decision | O.C.M. No. 0543 Date 15/03/2000 | 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.

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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REG REF. S00A/0022

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

M. Kelly 15/03/00
for SENIOR ADMINISTRATIVE OFFICER

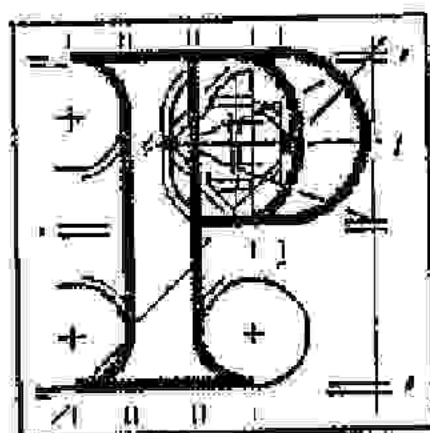
Reasons

- 1 It is considered that the proposed two-storey development to the rear due to its scale and bulk would be seriously overbearing and out of character with adjacent buildings and would be visually obtrusive. The proposal would therefore seriously injure the amenities and depreciate the value of properties in the vicinity.
- 2 Having regard to the lack of adequate on-site parking provision to meet the requirements of the additional floor areas and the use of part of the house as a dental surgery, the proposed development would result in the over development of the site and would set an undesirable precedent for future development on the site. This would therefore be contrary to the proper planning and development of the area.
- 3 The proposed front extension to the house by reason of its design would be out of character with adjacent buildings and would therefore be visually obtrusive when viewed therefrom. Accordingly the proposed development would be contrary to the provisions of the South Dublin County Council Development Plan, 1998 and the proper planning and development of the area.

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| 3. Date of Application | 19/01/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Jerry Hannigan, Address: Architect and Project Management Consultant, 24 Griffith Avenue, | | |
| 5. Applicant | Name: Mr. J. Kinsley & Ms. K. Baxter, Address: 26 Lakelands Park, Terenure, Dublin 6W. | | |
| 6. Decision | O.C.M. No. 0543 Date 15/03/2000 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 14/04/2000 | Written Representations | |
| 9. Appeal Decision | 13/11/2000 | 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/0022

APPEAL by J. Kinsley and K. Baxter care of Jerry Hannigan of 24 Griffith Avenue, Drumcondra, Dublin against the decision made on the 15th day of March, 2000 by the Council of the County of South Dublin to refuse permission for development comprising partial change of use, alterations and extensions to the existing residential premises comprising widening of site entrance and replacement of existing pillars and gates to front boundary line; enlargement of front driveway; pedestrian entrance gate in existing side boundary wall to rear garden; revised internal layout with new single storey extension to front and new two-storey extension to the rear to provide dental surgery, stairs, study/TV room, toilet, lobby and family room at ground floor level and landing, kitchen, living/dining room, two double bedrooms with shower rooms en-suite, toilet, single bedroom and external balcony at first floor level at 267 Templeogue Road, Templeogue, 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. It is considered that, by reason of scale and bulk, the proposed two-storey development to the rear would be overbearing and out of character with adjacent buildings and would be visually obtrusive. The proposed development would, therefore, seriously injure the amenities of the area and of properties in the vicinity and be contrary to the proper planning and development of the area.

2. The proposed front extension to the house, by reason of its design including its location forward of the building line, would be out of character with adjacent buildings and would, therefore, be visually obtrusive, would seriously injure the amenities of the area and be contrary to the proper planning and development of the area.

Margaret Byrne

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

Dated this 13th day of November 2000.