

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1991  
PLANNING REGISTER

REGISTER REFERENCE : 92B/0725

LOCATION : 15, Glendown Close, Templeogue

PROPOSAL : Conversion of existing double garage to granny flat

APP. TYPE : Outline Permission

DATE RECEIVED : 28.05.92

AGENT NAME & ADDRESS  
Braxton Ltd.,  
19, Terenure Road West,  
Dublin 6.

APPLICANT NAME & ADDRESS  
Tony Martina  
354, Orwell Park,  
Templeogue

DECISION : To refuse outline permission

O.C.M.No. : P/ 3076 /92 Date : 16/7/92

GRANT :

O.C.M.No. : P/ /92 Date :

APPEAL NOTIFIED : TYPE OF APPEAL :

APPEAL DECISION :

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

REGISTRAR

DATE

RECEIPT NO.



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone (01) 724755  
Fax (01) 724896

NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 3076 /92 Date of Decision : 16th July 1992

Register Reference : 92B/0725 Date Received : 28th May 1992

Applicant : Tony Martina

Development : Conversion of existing double garage to granny flat

Location : 15, Glendown Close, Templeogue

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 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 OUTLINE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- .....ATTACHED.

Signed on behalf of the Dublin County Council.....  
for Principal Officer

Date: 16.7.1992.....

Braxton Ltd.,  
19, Terenure Road West,  
Dublin 6.

Reg.Ref. 92B/0725  
Decision Order No. P/ 3076 /92  
Page No: 0002



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#### REASONS FOR REFUSAL

- 01 The proposal constitutes an additional, self contained dwelling. It represents overdevelopment of this site and it would result in an unacceptable reduction in the amount of off-street parking available to the existing house. The proposed development will result in additional on-street parking outside houses in the vicinity of the site and as such would seriously injure the amenities of property in the vicinity of the site.
- 02 The proposed development would locate a new residential dwelling within 1.29 metres of a busy distributor road. The minimum building line, in relation to a residential dwelling, requires a 9.1 metre distance from a distributor road boundary. A residential unit located 1.29 metres from Templeville Road would suffer serious disamenity from the effects of traffic noise.