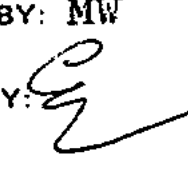


CORPORATION OF DUBLIN

PLAN NO. 581/81	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE WA 2692 T	
1. LOCATION	20 Shelton Gardens, Dublin 12.		O.S. NO. P-3328-11	GRID REF. 1268-306
2. PROPOSED DEVELOPMENT	single storey house at side.		PREPARED BY: MW	CHECKED BY: 
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 20.2.1981.	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name T.E. Clarke, Esq., Address 73 St. Patricks Park, Stepside, Co. Dublin.			
5. APPLICANT	Name Mr. C. Kavanagh, Address 20 Shelton Gardens, Dublin 12.			
6. DECISION	O.C.M. No. & DATE P869. 13th April, 1981. Date NOTIFIED 14th April, 1981.		EFFECT TO REFUSE PERMISSION (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT	
8. APPEAL	NOTIFICATION TO 11th May, 1981. CORPORATION		Decision PERMISSION REFUSED. (SEE OPPOSITE).	
8A. DATE OF AN BOARD PLEANALAS DECISION:				
9. APPLICATION SECTION 26 (3)	Date of 26th June, '81. application		Decision	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				
DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.				

P869

13 APR 1981

Decision Order No.

JC/GK

Date

9.4.81

RECOMMENDATION:

I hereby endorse the recommendation of the
Development Control Assistant Grade 1/Planning Assistant Grade 1:
permission

TO REFUSE.....in respect of the Application received on.....
581/81

for.....**Mr. C. Kavanagh**, for the development proposed in Plan No. (Res. No.)
20 Shelton Gardens, Dublin 12.

by Applicant.....**Erect single storey house at side of 20 Shelton Gardens, Dublin 12.**

namely to:.....

Signed:.....

Principal Officer. Date:

13/4

ORDER: In accordance with the recommendation of the Principal Officer, I decide that having regard to the provisions which are
included in the Development Plan, the above proposal would be contrary to proper planning and development and I,
therefore, decide **TO REFUSE**.....
under the Local Government (Planning and Development) Acts 1963/76 for the.....therefor
reasons stated below.

REASONS

1. The proposed bungalow, due to its location in immediate proximity to the existing property on the site would be out of character with the existing pattern of development in the area and would be seriously injurious to the residential amenity of the existing properties in the area because of overshadowing and visual obstruction.

2. The proposed development would be substandard as no adequate area of rear garden is provided in conjunction with the development. Furthermore, the proposal would seriously reduce the area of rear garden available to the existing house.

Assistant City and County Manager

Date.....

to whom the appropriate powers have been delegated by Order of the City and County Manager dated.....

by of.....19.....

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

Dublin County Borough

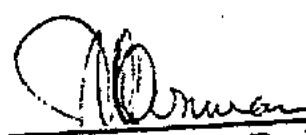
Planning Register Reference Number: 581/81

APPEAL by Christopher Kavanagh of 20 Shelton Gardens, Dublin against the decision made on the 13th day of April, 1981, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse permission for development consisting of the erection of a single-storey house at side of 20 Shelton Gardens, Dublin.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed bungalow located in immediate proximity to the existing house on the site would infringe the building line and would be visually obtrusive and out of character with the existing pattern of development in the area and by reason of overshadowing would be seriously injurious to the residential amenities of adjoining properties.
2. The proposal would result in substandard development as the site is inadequate in area to provide a satisfactory rear garden for the proposed bungalow and would also seriously reduce the area of rear garden available to the existing house.


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

Dated this 26th day of June 1981