

CORPORATION OF DUBLIN

PLAN NO. 1536/79 (3487/78)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE SSA 2331T 1536/78
1. LOCATION	Crannagh Road, rear 198 Rathfarnham Road, Dublin 14.		O.S. NO. S.37 - 24 GRID REF: 1453 29
2. PROPOSED DEVELOPMENT	House.		PREPARED BY: Glt CHECKED BY: EC
3. TYPE & DATE OF APPLICATION	TYPE 0	APPLICATION DATE 20-4-79	Date Further Particulars: (a) Requested (b) Received 1. 2. 3.
4. SUBMITTED BY	Name Rafael Urbach, Address 27 Ballytore Road, Dublin 14.		
5. APPLICANT	Name Rafael Urbach, Address 27 Ballytore Road, Dublin 14.		
6. DECISION	O.C.M. No. & DATE P1681. 14th June, 1979. Date NOTIFIED 14th June, 1979.		TO REFUSE PERMISSION EFFECT (OUTLINE) (SEE OPPOS
7. GRANT	O.C.M. No. & DATE Date NOTIFIED		EFFECT
8. APPEAL	NOTIFICATION TO 24th June, 1979. CORPORATION		Decision PERMISSION REFUSED. (SEE OPPOSITE).
8A. DATE OF AN BORD PLEANALAS DECISION:			
9. APPLICATION SECTION 26(3)	Date of application 7th May, 1980.		Decision
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.	DATE OF ISSUE OF COPY		
15.	CERTIFYING OFFICER		
16.	FINANCE OFFICER AND TREASURER'S RECEIPT NO.		

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P1681

14 JUN 1979

RECOMMENDATION :

Decision Order No. Date

I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1 : WE/GK Date 14.6.79

OUTLINE PERMISSION

TO REFUSE in respect of the Application received on 20.4.79

for 3 reasons, for the development proposed in Plan No. 1536/79 Reg. No. 1536/79

by Applicant Rafael Urbach, of 27 Ballytore Road, Dublin 14.

namely to: Erect house at Cramagh Road, rear 198 Rathfarnham Road, Dublin 14.

Signed: [Signature] Assistant Principal Officer. Date: 14/6

ORDER : In accordance with the recommendation of the Assistant 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 3 therefor under the Local Government (Planning and Development) Act, 1963 for the.....reasons stated below

REASONS

1. The proposed house would be located in the original rear garden area of No. 198 Rathfarnham Road. The construction of a house in this location would involve the narrowing of the original site and the loss of the original garden area to No. 198 Rathfarnham Road and would, consequently, result in a substandard form of development which would be contrary to the proper planning and development of the area and seriously injurious to the amenities of property in the vicinity.

2. The location of a three-storey house on this restricted site would result in a form of development which would be incompatible with the existing pattern of development in the area which is composed of houses set in substantial rear gardens and with the existing density of adjoining residential areas. The proposed would consequently be contrary to the proper planning and development of the area.

3. The site of the proposed development is not of adequate shape or size to satisfactorily accommodate the proposed development and would necessarily result in the proposed house being located in very close proximity to No. 198 Rathfarnham Road.

ASSISTANT CITY AND COUNTY MANAGER

Date

to whom the appropriate powers have been delegated by Order of the City and County Manager dated.....day of....., 19.....

AN BORD PLEANALA

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

Dublin County Borough

Planning Register Reference Number: 1536/79

APPEAL by Rafael Urbach of 27 Ballytore Road, Dublin against the decision made on the 14th day of June, 1979, by the Right Honourable the Lord Mayor, Aldermen and Burgesses of Dublin deciding to refuse an outline permission for the erection of a house at Crannagh Road, rear of 198 Rathfarnham Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the erection of the said house for the reasons set out in the Schedule heret

SCHEDULE

1. The proposed house would be located in the original rear garden area of number 198 Rathfarnham Road and the erection of a house in this location would involve the loss of this original garden area. The proposal would, therefore, result in a substandard form of development, would be seriously injurious to the amenities of property in the vicinity and contrary to the proper planning and development of the area.
2. The erection of a three-storey house on this site would result in a form of development which would be incompatible with the existing pattern and density of residential development in the area. The proposed development would, thereby, be contrary to the proper planning and development of the area.
3. The site is inadequate in shape and size to satisfactorily accommodate the proposed house which would of necessity be located in very close proximity to number 198 Rathfarnham Road.



J. GANNON.

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

Dated this 7th day of MAY 1980