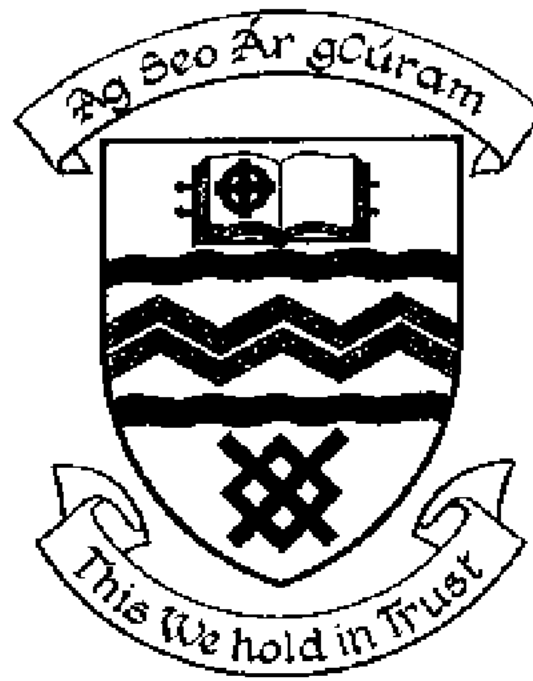


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0667
1. Location	3 Orchardstown Villas, Rathfarnham, Dublin 14.	
2. Development	Conversion of garage to granny flat with new first floor overground, demolition of existing conservatory and construction of new.	
3. Date of Application	26/10/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Gabrielle O'Connor, Address: 3 Orchardstown Villas, Rathfarnham,	
5. Applicant	Name: Gabrielle O'Connor, Address: 3 Orchardstown Villas, Rathfarnham, Dublin 14.	
6. Decision	O.C.M. No. 2757 Date 13/12/1999	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.

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

Decision Order Number 2757	Date of Decision 13/12/1999 <i>144</i>
Register Reference S99B/0667	Date 26/10/99

Applicant Gabrielle O'Connor,

Development Conversion of garage to granny flat with new first floor overground, demolition of existing conservatory and construction of new.

Location 3 Orchardstown Villas, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 **REFUSE PERMISSION** in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

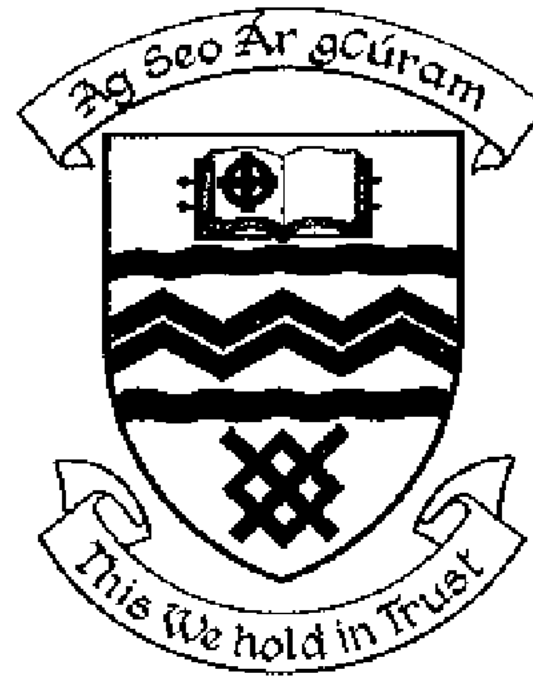
144
 13/12/99
 for SENIOR ADMINISTRATIVE OFFICER

Gabrielle O'Connor,
 3 Orchardstown Villas,
 Rathfarnham,
 Dublin 14.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99B/0667

Reasons

- 1 Section 3.4.10 of the South Dublin County Development Plan 1998 requires that the proposed family flat does not detract from the residential amenity of the area. Due to the scale and design of the proposal it is considered that residential amenity would be seriously affected and as such the proposal would contravene the policies and objectives of the South Dublin County Development Plan 1998 and seriously injure the amenities of property in the vicinity.
- 2 No evidence is included in the submitted application to indicate that the family flat or granny flat is required for a member of the immediate family for a temporary period in accordance with Section 3.4.10 of the South Dublin County Development Plan 1998.