

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S99B/0503	
1. Location	34 Belgard Green, Cookstown Road, Tallaght, Dublin 24.			
2. Development	Granny flat to side.			
3. Date of Application	29/07/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: M. Smith, Address: 34 Belgard Green, Cookstown Road,			
5. Applicant	Name: M. Smith, Address: 34 Belgard Green, Cookstown Road, Tallaght, Dublin 24.			
6. Decision	O.C.M. No. 2101	Effect		
	Date 27/09/1999	RP REFUSE PERMISSION		
7. Grant	O.C.M. No.	Effect		
	Date	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,  
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PLANNING  
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NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2101	Date of Decision 27/09/1999
Register Reference S99B/0503	Date 29/07/99

Applicant M. Smith,  
Development Granny flat to side.  
Location 34 Belgard Green, Cookstown Road, Tallaght, Dublin 24.

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 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 27/09/99  
for SENIOR ADMINISTRATIVE OFFICER

M. Smith,  
34 Belgard Green,  
Cookstown Road,  
Tallaght,  
Dublin 24.

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REG REF. S99B/0503

Reasons

- 1 It is an objective of the Planning Authority as stated in Section 3.4.10 of the South Dublin County Development Plan 1998 that any proposed granny flat unit should be linked directly to the main dwelling via an internal access door and that the proposed granny flat should be sub-ordinate to the main dwelling in order to facilitate the integration of the proposed unit into the existing dwelling unit. The proposed development providing for the provision of separate and independent unit in the front garden of the existing dwelling house would contravene materially a development objective of the Development Plan, would set an undesirable precedent for further such development and would seriously injure the amenities of property in the vicinity of the site.
- 2 The Planning Authority note that there is an existing watermain and an existing 375mm surface water sewer located adjacent to the proposed development. The applicant has not demonstrated that there is a minimum separation distance of 5 metres between the proposed development and the existing services. Therefore, on the basis of the submitted information the Planning Authority considers the proposed development would be prejudicial to public health.
- 3 The proposal does not allow for the normal Roads Department standard of a 2 metre 'setback' between the relevant wall of the proposed building and the back of the adjacent public path. As such the proposal would constitute disorderly, substandard development not in accordance with the proper planning and development of the area.