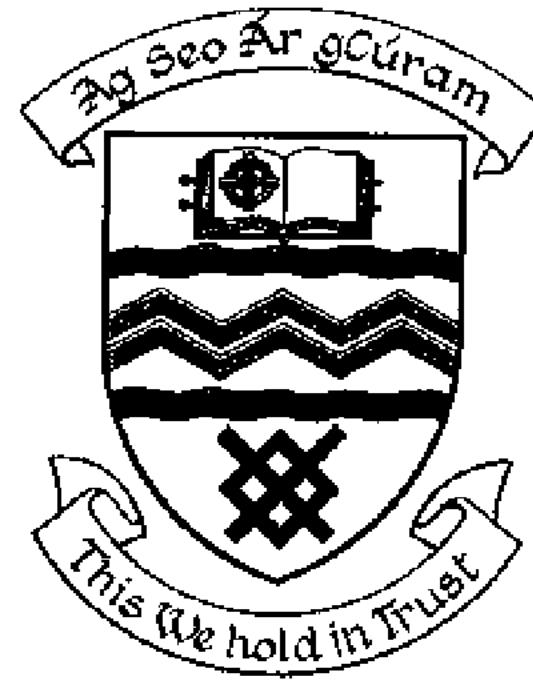


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99B/0472	
1. Location	63 Forest Hill, Rathcoole, Co. Dublin.			
2. Development	Two storey extension, attic conversion, entrance porch and canopy.			
3. Date of Application	16/07/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Paul Kavanagh, Address: 63 Forest Hill, Rathcoole,			
5. Applicant	Name: Paul Kavanagh, Address: 63 Forest Hill, Rathcoole, Co. Dublin.			
6. Decision	O.C.M. No. 1988	Effect		
	Date 13/09/1999	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,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1988	Date of Decision 13/09/1999
Register Reference S99B/0472	Date 16/07/99

Applicant Paul Kavanagh,
Development Two storey extension, attic conversion, entrance porch and canopy.
Location 63 Forest Hill, Rathcoole, Co. Dublin.
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

.....
for SENIOR ADMINISTRATIVE OFFICER

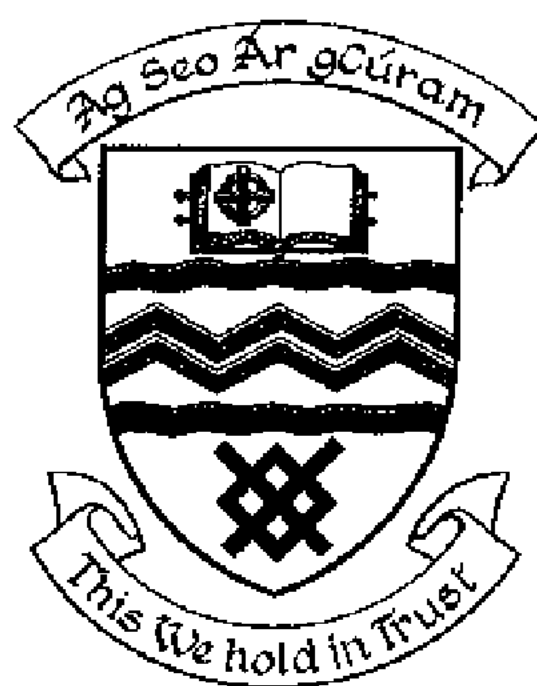
14/09/99

Paul Kavanagh,
63 Forest Hill,
Rathcoole,
Co. Dublin.

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REG REF. S99B/0472

Reasons

- 1 It is an objective of the South Dublin Development Plan 1998 as stated in Section 3.4.9 thereof that any proposed dormer extension should not be such as to obscure the main features of the existing roof i.e. should not break the ridge or eaves line of the roof. The proposed rear dormer extension would contravene materially an objective indicated in the Development Plan and would be contrary to the proper planning and development of the area.
- 2 The proposed two storey extension by virtue of its height and projection would lead to the blockage of light to the first floor windows to the rear of the adjoining property. The design of the proposed development is considered to be out of character with existing residential development in the area. Therefore, the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed flat roof to the two storey extension is visually unacceptable and contrary to Section 3.4.9 of the South Dublin County Development Plan 1998 which states that a pitched roof will be required except in the case of some single storey extensions.