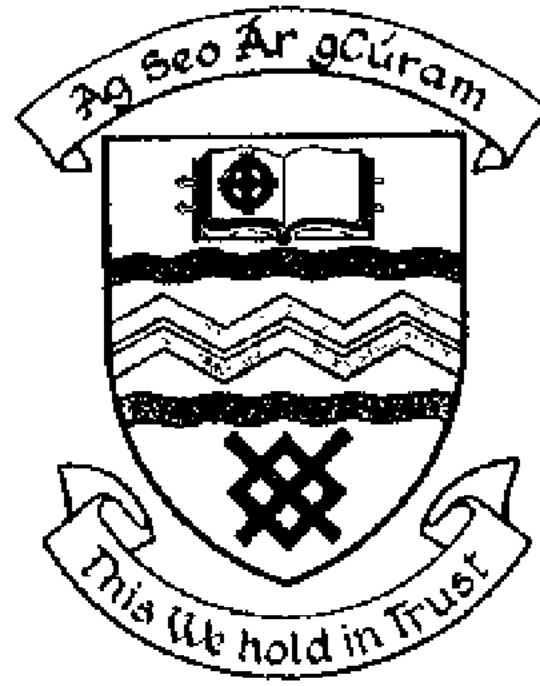




SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING  
DEPARTMENT  
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Town Centre, Tallaght  
Dublin 24

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REG. REF. : S99B/0364/C1

DATE : 25/05/00

**RE: 2 storey extension to side and rear with porch and bay window to front and new driveway. Compliance re Condition No. 3.**

Dear Sir,

I refer to your submission received on 10.05.2000 to comply with Condition No. 3 of An Bord Pleanála Decision No. PL 06S.117091, dated 23/03/2000, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory and in compliance with the condition.

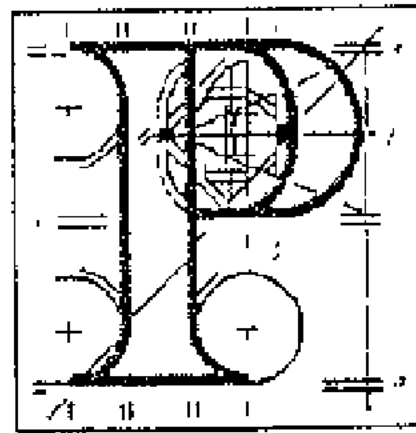
Yours faithfully,

*PA*

-----  
for Senior Administrative Officer

Peter King,  
6 Brookwood Glen,  
Killester,  
Dublin 5.

# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99B/0364

**APPEAL** by Annette Phelan care of Eoin Condon of 2 Floraville Lawn, Clondalkin, County Dublin against the decision made on the 29<sup>th</sup> day of October, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to D. Lowry of 69 Turret Road, Palmerstown, Dublin for development comprising the erection of a two-storey extension to side and rear with porch and bay window to front and new driveway all at 69 Turret Road, Palmerstown, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the nature and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of adjoining properties and would be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 30<sup>th</sup> day of August, 1999, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The house and extension shall be used as a single dwelling unit only.

**Reason:** In the interest of residential amenity.

3. The roof of the proposed single storey rear extension shall be hipped where it adjoins the boundary with number 67 Turret Road. Details of this revision shall be submitted for the agreement of the planning authority prior to commencement of development. Revised details shall provide that no part of the proposed extension shall encroach on or oversail the adjoining property

**Reason:** In the interest of the proper planning and development of the area.

4. All external finishes shall harmonise in colour and texture with the existing premises. The brick finish to the porch shall be omitted.

**Reason:** In the interest of visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

6. The proposed attic conversion shall be omitted.

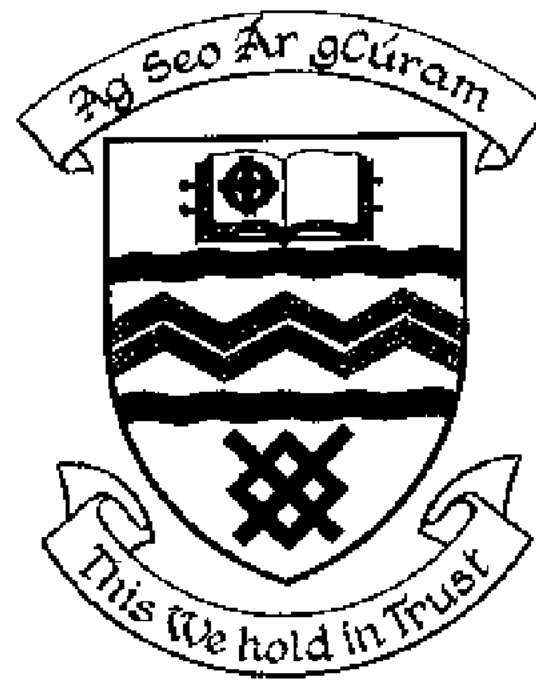
**Reason:** The development proposed was not included in the public notices and it would represent a substandard form of residential development because of the restricted floor to ceiling heights available.

*Brian Hunt*

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

Dated this *23* day of *March* 2000.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2324	Date of Decision 27/10/1999 <i>AM</i>
Register Reference S99B/0364	Date: 08/06/99

Applicant Mr. D. Lowry,  
 Development 2 storey extension to side and rear with porch and bay window to front and new driveway.  
 Location 69 Turret Road, Palmerstown, Dublin 20.  
 Floor Area Sq Metres  
 Time extension(s) up to and including  
 Additional Information Requested/Received 05/08/1999 /30/08/1999  
 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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 5 ) on the attached Numbered Pages.  
 Signed on behalf of the South Dublin County Council.

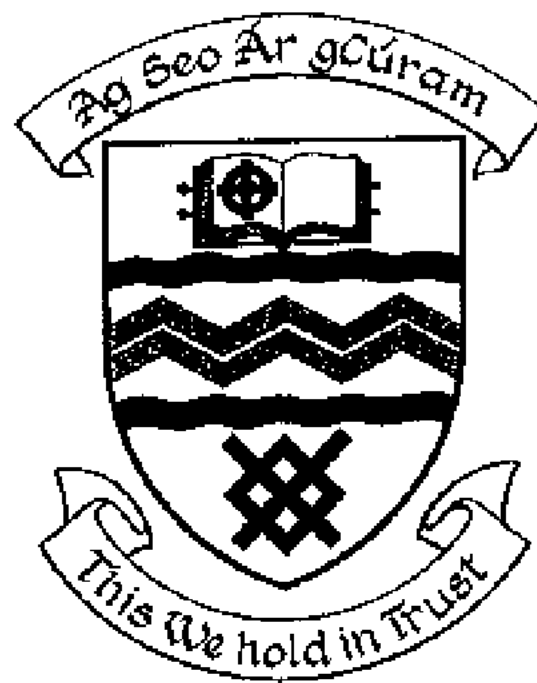
*AM*  
 ..... 28/10/99  
 for SENIOR ADMINISTRATIVE OFFICER

Mr. D. Lowry,  
 69 Turret Road,  
 Palmerstown,  
 Dublin 20.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S99B/0364

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by way of additional information received 30.08.1999, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The house and extension shall be used as a single dwelling unit only.

REASON:

To ensure that the development will not be out of character with existing residential development in the area.

- 3 The roof of the proposed single storey rear extension shall be hipped where it adjoins the boundary with No. 67 Turret Road. Full details of this revision shall be submitted for the written agreement of the Planning Authority prior to the commencement of development. Revised details shall provide that no part of the proposed roof and gutter shall encroach on adjoining property.

REASON:

In the interest of the proper planning and development of the area.

- 4 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 5 The water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the County Council.

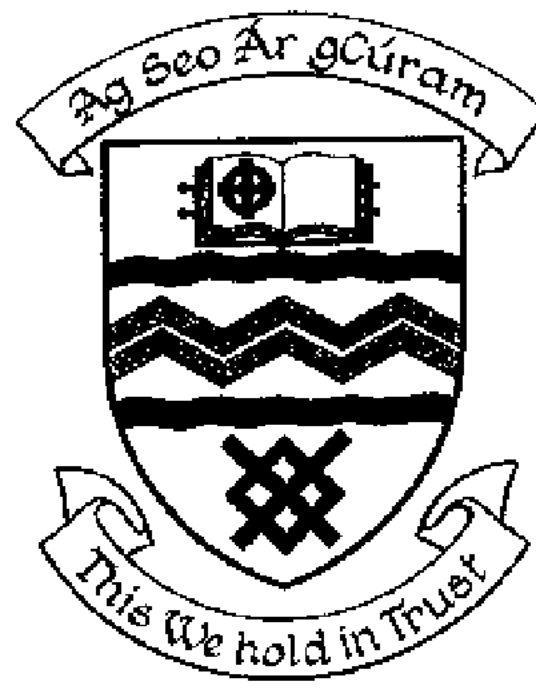
REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

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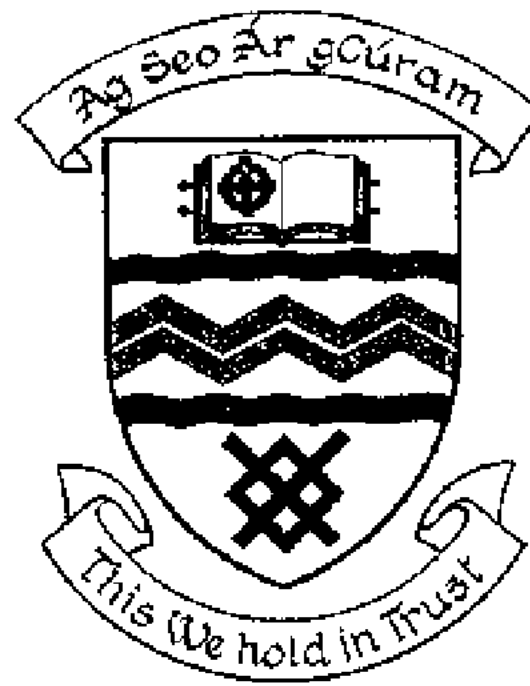
REG. REF. S99B/0364

NOTE : Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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

Decision Order Number 1658	Date of Decision 05/08/1999
Register Reference S99B/0364	Date: 08/06/99

Applicant Mr. D. Lowry,  
Development 2 storey extension to side and rear with porch and bay window to front and new driveway.

Location 69 Turret Road, Palmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/06/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

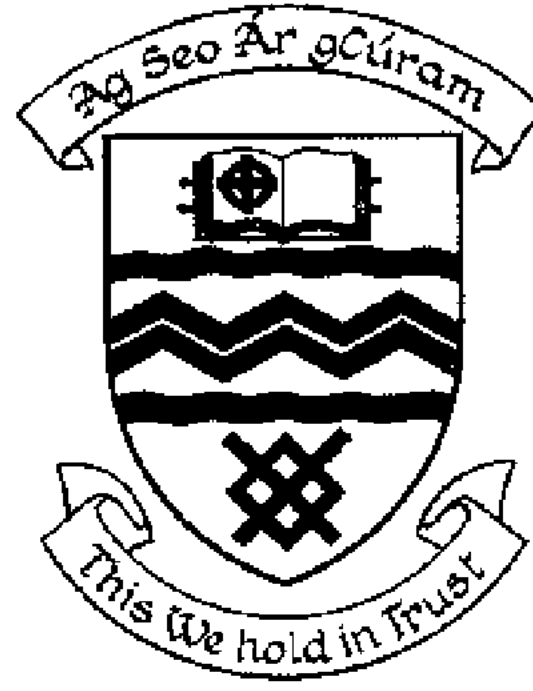
- 1 I. An up-to-date and detailed block plan of the immediate area, to a scale of 1:250, showing the relationship of the subject premises to adjacent developments in the vicinity including the building lines of the adjoining properties, (No.s 71 & 67 Turret Road). The adjacent buildings shall be shown as solid or hatched and the site boundary shall be clearly delineated in colour.
- II. Detailed front elevation drawings, at a scale of 1:100, showing the main elements of contiguous buildings.
- III. Survey floor plans of the existing building indicating thereon the front and rear building lines of the adjoining buildings (No.s 71 & 67 Turret Road). Any windows on the adjoining properties which overlook the proposed development shall also be indicated on the proposed plans.

Mr. D. Lowry,  
69 Turret Road,  
Palmerstown,  
Dublin 20.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S99B/0364

Signed on behalf of South Dublin County Council

*LM*

.....  
for Senior Administrative Officer

05/08/99