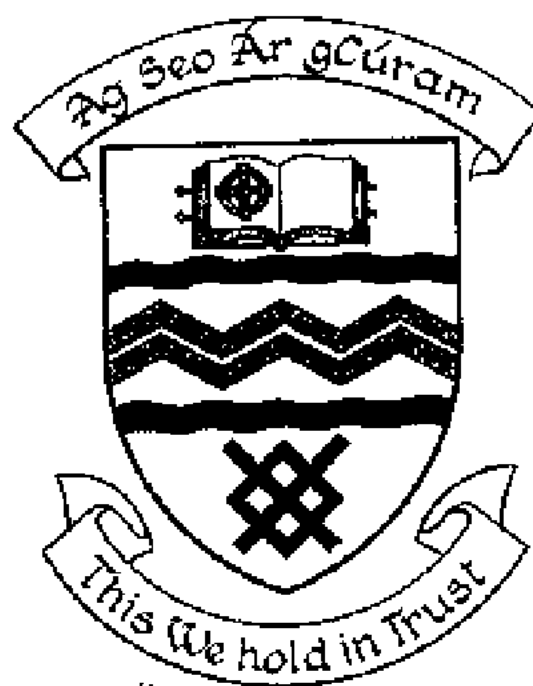


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0234	
1. Location	5 Cooldrinagh Road, Lucan, Co. Dublin.		
2. Development	2 storey extension to rear of existing house consisting of 2 bedrooms/en suite and living room. Also new double garage to rear and glass atrium link between existing house and new extension and to demolish existing garage.		
3. Date of Application	14/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/06/1999 2.	1. 17/06/1999 2.
4. Submitted by	Name: Paul Brennan, Address: 5 Cooldrinagh Road, Lucan,		
5. Applicant	Name: Paul & Ger Brennan, Address: 5 Cooldrinagh Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1725 Date 13/08/1999	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 1725	Date of Decision 13/08/1999
Register Reference S99B/0234	Date 14/04/99

Applicant Paul & Ger Brennan,

Development 2 storey extension to rear of existing house consisting of 2 bedrooms/en suite and living room. Also new double garage to rear and glass atrium link between existing house and new extension and to demolish existing garage.

Location 5 Cooldrinagh Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/06/1999 /17/06/1999

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.

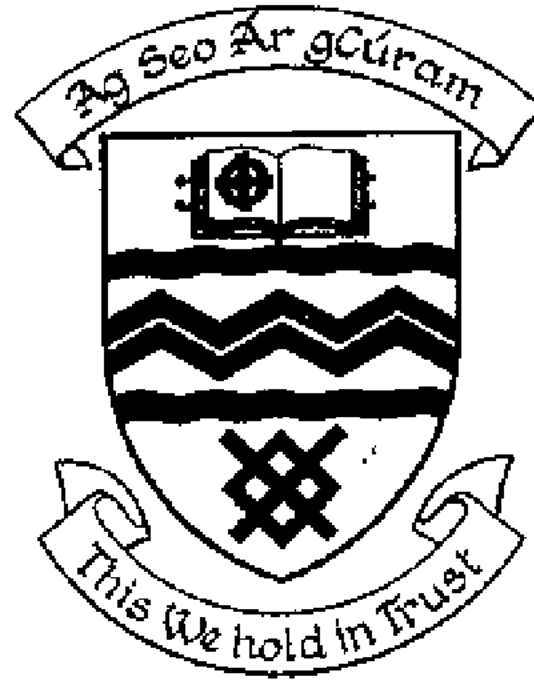
Signed on behalf of the South Dublin County Council

.....
 for SENIOR ADMINISTRATIVE OFFICER

13/08/99

Paul Brennan,
 5 Cooldrinagh Road,
 Lucan,
 Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99B/0234

Reasons

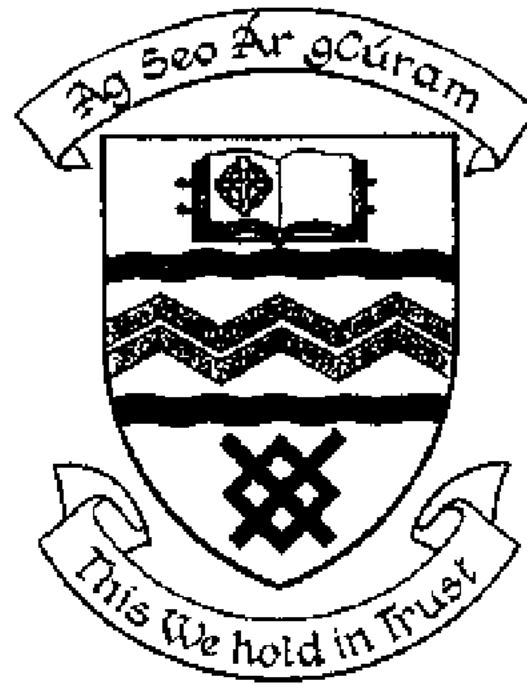
- 1 The proposed extension, by reason of its bulk, depth, design and location, would represent a serious intrusion on the amenities of adjoining properties by reason of overshadowing and would give rise to extremely poor aspect along the boundary with the adjoining property, No. 6 Cooldrinagh Road. The proposed development would be unduly overbearing and out of character with adjacent buildings and the existing pattern of development in the vicinity and would be visually obtrusive when viewed therefrom. The proposed development would thus seriously injure the amenities and depreciate the value of property in the vicinity and would accordingly, be contrary to the proper planning and development of the area.

- 2 The proposed development, by reason of its design, internal layout and scale, would constitute a self-contained development which would be in contravention of the Council objectives for green belt areas as set out in Paragraph 3.3.11 of the South Dublin County Development Plan, 1998. The proposed development would thus seriously injure the amenities and depreciate the value of property in the vicinity and would accordingly, be contrary to the proper planning and development of the area.

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

Decision Order Number : 1179	Date of Decision : 08/06/1999
Register Reference : S99B/0234	Date : 14/04/99

Applicant: Paul & Ger Brennan,

Development: 2 storey extension to rear of existing house consisting of 2 bedrooms/en suite and living room. Also new double garage to rear and glass atrium link between existing house and new extension and to demolish existing garage.

Location: 5 Cooldrinagh Road, Lucan, Co. Dublin.

App. Type: Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/04/99 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 :

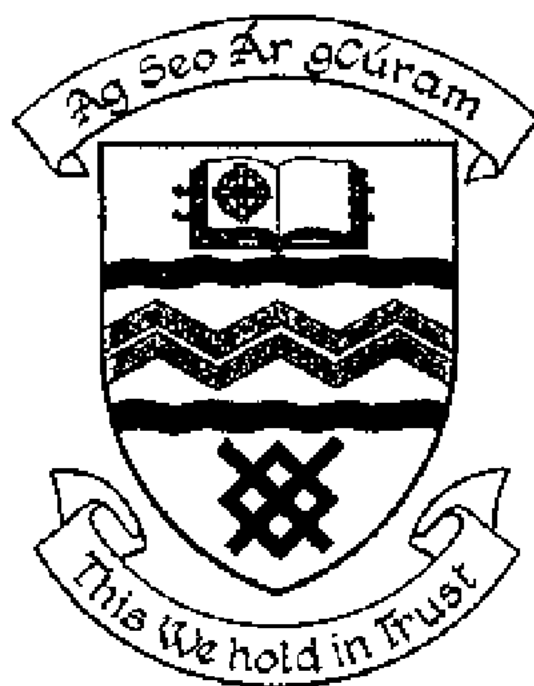
1. The applicant is advised that the absence of connecting doors between the proposed extension and the existing dwelling save for the door at ground floor level within the atrium link, is unacceptable to the Planning Authority in that the proposed development would constitute a self-contained unit. In the opinion of the Planning Authority the development of a self contained unit would be in contravention of the Council objectives for green belt areas as set out in Paragraph 3.3.11 of the 1998 South Dublin County Development Plan.

The applicant is advised to submit revised plans showing a greater level of internal connection between the proposed extension and the existing dwelling at both ground and first floor levels.

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2. The applicant is requested to submit details of overshadowing of the property to the north which may result, should the extension be constructed.

Signed on behalf of South Dublin County Council

LM

09/06/99
for Senior Administrative Officer

Paul Brennan,
5 Cooldrinagh Road,
Lucan,
Co. Dublin.