

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0231/C1	
1. Location	36 Fortfield Avenue, Templeogue, Dublin 6W.		
2. Development	To erect a Kitchen Extension and to convert the Garage and Study to a Granny Flat at ground floor; to provide a new Family Room to the side of the house and above the Granny Flat at first floor with an additional bedroom at roof level over the Family Room, including a dormer window and roof windows. Compliance re condition no. 4(b)		
3. Date of Application	16/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Michael J. Lucey, Architect, Address: 257 Orwell Park, Templeogue,		
5. Applicant	Name: Mrs. Vera Reynolds, Address: 36 Fortfield Avenue, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 0072 Date 14/01/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.

REG. REF. : S99B/0231/C1

DATE : 18.01.2000

RE: To erect a Kitchen Extension and to convert the Garage and Study to a Granny Flat at ground floor: to provide a new Family Room to the side of the house and above the Granny Flat at first floor with additional bedroom at roof level over the Family Room, including a dormer window and roof windows at 36 Fortfield Avenue, Templeogue, Dublin 6W for Mrs. Vera Reynolds.

Dear Sir,

I refer to your submission received on 16.12.1999 to comply with Condition No. 4(b) of Grant of Permission Order No. 2669, dated 26.11.1999, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.

Yours faithfully,

MJ

for Senior Administrative Officer

Michael J. Lucey, Architect,
257 Orwell Park,
Templeogue,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Michael J. Lucey, Architect,
257 Orwell Park,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2669	Date of Final Grant 26/11/1999
Decision Order Number 1181	Date of Decision 08/06/1999
Register Reference S99B/0231	Date 13/04/99

Applicant Mrs. Vera Reynolds,

Development To erect a Kitchen Extension and to convert the Garage and Study to a Granny Flat at ground floor: to provide a new Family Room to the side of the house and above the Granny Flat at first floor with an additional bedroom at roof level over the Family Room, including a dormer window and roof windows.

Location 36 Fortfield Avenue, Templeogue, Dublin 6W.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

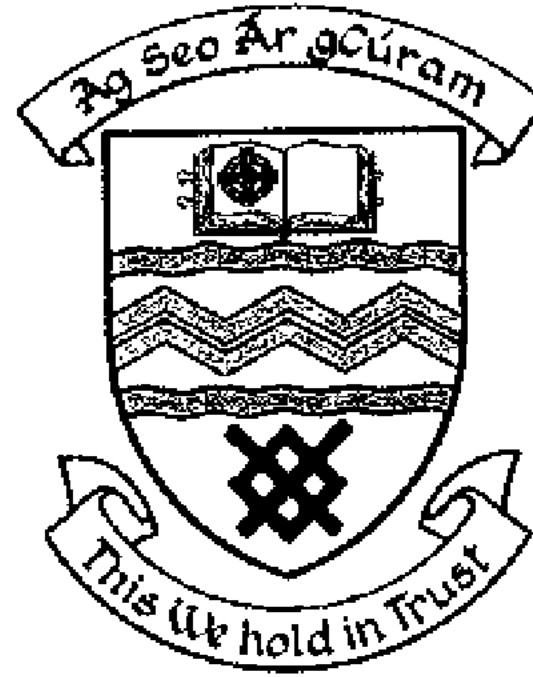
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (5) Conditions.

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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, 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 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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

REASON:

In the interest of visual amenity.

- 4 Condition amended by order of An Bord Pleanála, ref PL 06S.112006, dated 5th November 1999.

That the proposed house design shall be amended as follows:-

The proposed balcony to the front shall be omitted and the proposed patio doors shall be substituted by a window to match existing first floor windows;

Revised plans detailing the above amendments shall be submitted for the written agreement of the planning authority prior to development commencing.

REASON:

To protect the character and amenity of the area in the interest of residential amenity and the proper planning and development of the area.

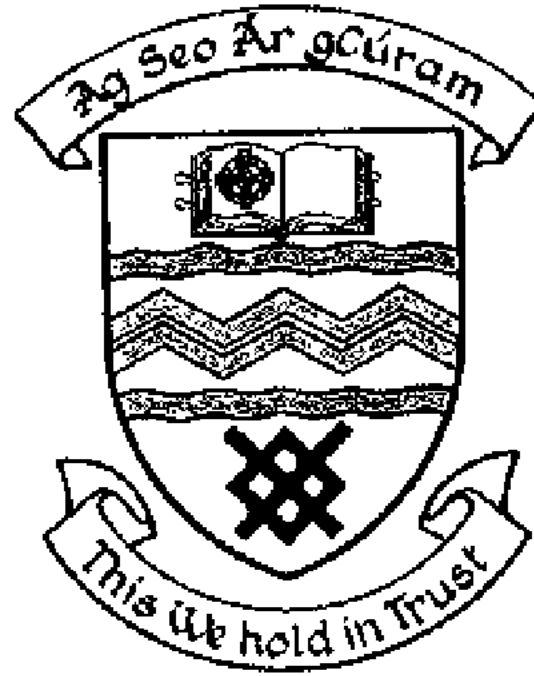
- 5 Condition removed by order of An Bord Pleanála, dated 5th November 1999, ref PL 06S.112006.

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.

REG. REF. S99B/0231
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....03/12/99
for SENIOR ADMINISTRATIVE OFFICER

AN BORD PLEANÁLA

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

County South Dublin

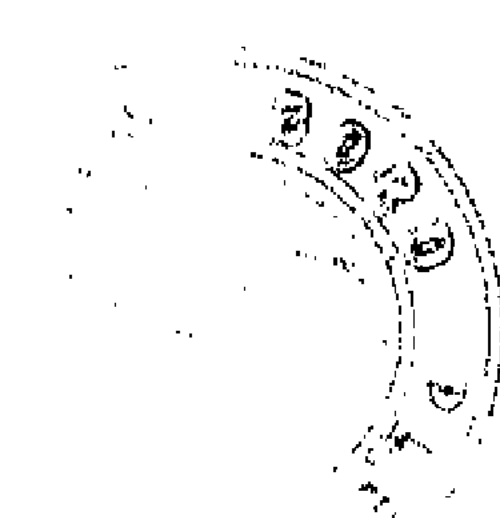
Planning Register Reference Number: S99B/0231

APPEAL by Vera Reynolds care of Michael J. Lucey of 257 Orwell Park, Templeogue, Dublin against the decision made on the 8th day of June, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission for the erection of a kitchen extension and conversion of garage and study to granny flat at ground floor, provision of new family room to the side and above the granny flat at first floor level with an additional bedroom at roof level over the family room, including a dormer window and roof windows at 36 Fortfield Avenue, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 4(a), 4(b), 4(c) and 5 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said condition number 4(b) and the reason therefor and to remove the said conditions numbers 4(a), 4(c) and 5 and the reasons therefor.



Brendan Ahern

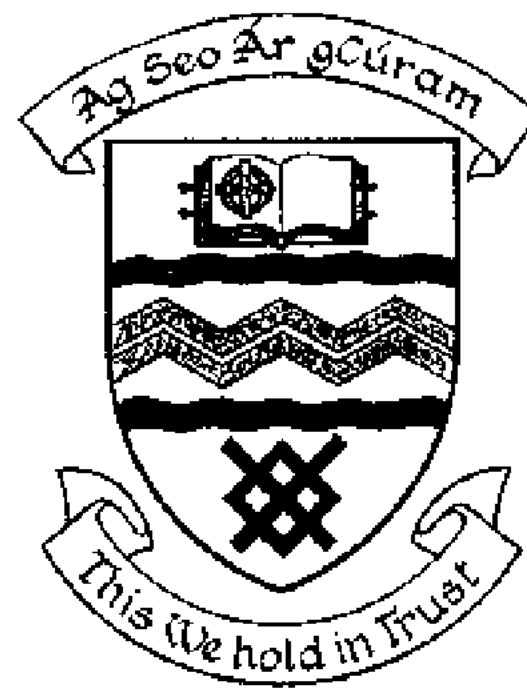
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *5th* day of *November* 1999.

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

Decision Order Number : 1181	Date of Decision : 8 th June, 1999
Register Reference : S99B/0231	Date : 13 th April, 1999

Applicant : Mrs. Vera Reynolds

Development : To erect a Kitchen Extension and to convert the Garage and Study to a Granny Flat at ground floor : to provide a new Family Room to the side of the house and above the Granny Flat at first floor with an additional bedroom at roof level over the Family Room, including a dormer window and roof windows.

Location : 36 Fortfield Avenue, Templeogue, Dublin 6W.

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 a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (5) on the attached Numbered Pages.

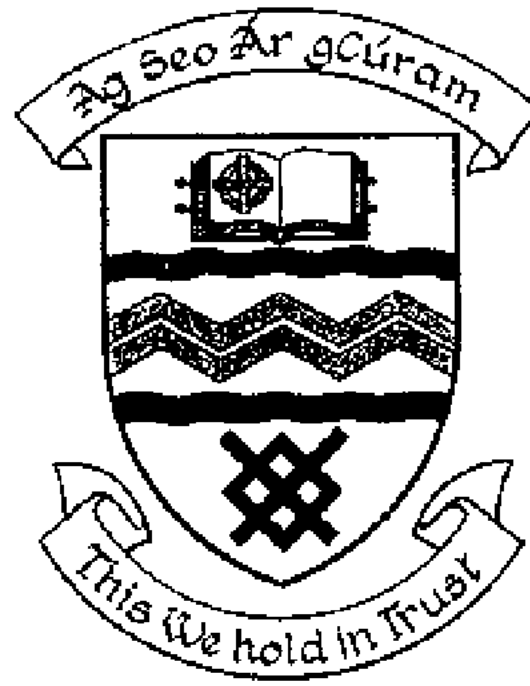
Signed on behalf of the South Dublin County Council.

LA
..... 09/06/1999
for **SENIOR ADMINISTRATIVE OFFICER**

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Reg. Ref. S99B/0231

Michael J. Lucey, Architect,
257 Orwell Park,
Templeogue,
Dublin 6W.

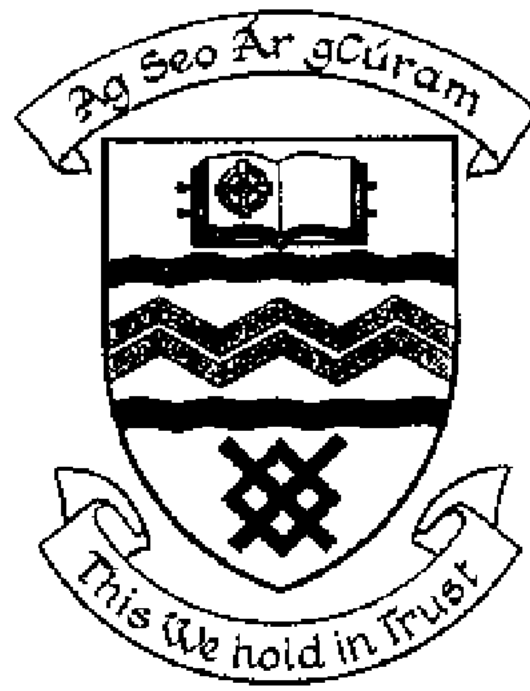
Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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. That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
3. That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
4. That the proposed house design shall be amended as follows:-
 - (a) The proposed roof shall be hipped to match the existing roof profile;
 - (b) The proposed balcony to the front shall be omitted and the proposed patio doors shall be substituted by a window to match existing first floor windows;
 - (c) The proposed independent front entrance door shall be omitted and shall be substituted by a window to match existing windows.

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Reg. Ref. S99B/0231

Revised plans detailing the above amendments shall be submitted for the written agreement of the planning authority prior to development commencing.

REASON:

To protect the character and amenity of the area in the interest of residential amenity and the proper planning and development of the area.

5. That notwithstanding the drawings submitted this permission does not include the elevated timber deck indicated in the rear garden area.

REASON:

In the interest of clarity.

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.