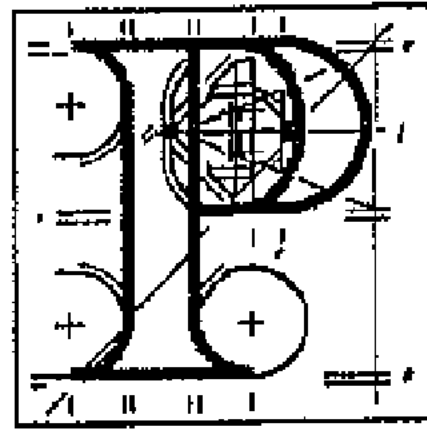


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0869	
1. Location	Land adjacent to Granite Villa, Killakee Road, Rathfarnham, Co. Dublin.		
2. Development	One four bedroom house, driveway, site entrance, new crossover to existing road.		
3. Date of Application	08/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Simon Hoe Architect, Address: Lower Ground Floor, 16 Royal Terrace West,		
5. Applicant	Name: Mr. F. O'Keefe, Address: Granite Villa, Killakee Road, Rathfarnham, Co. Dublin.		
6. Decision	O.C.M. No. 0213 Date 04/02/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	25/02/2000	Written Representations	
9. Appeal Decision	21/09/2000	Refuse Permission	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0869

APPEAL by Frank O'Keefe care of Simon Hoe Architect of Lower Ground Floor, 16 Royal Terrace West, Dun Laoghaire, County Dublin against the decision made on the 4th day of February, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a one four bedroom house, driveway, site entrance, new crossover to existing road at land adjacent to Granite Villa, Killakee Road, Rathfarnham, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an area zoned "to protect and enhance the outstanding natural character of the Dublin Mountain area" in the current Development Plan for the area. This objective is considered reasonable. The proposed development would materially contravene the zoning objective of the Development Plan and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would result in the encroachment of random housing on a prominent site, within a landscape Area of High Amenity as set out in the Development Plan for the area, where it is the objective of the planning authority to preserve views and prospects. The proposed development would, seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and development of the area.

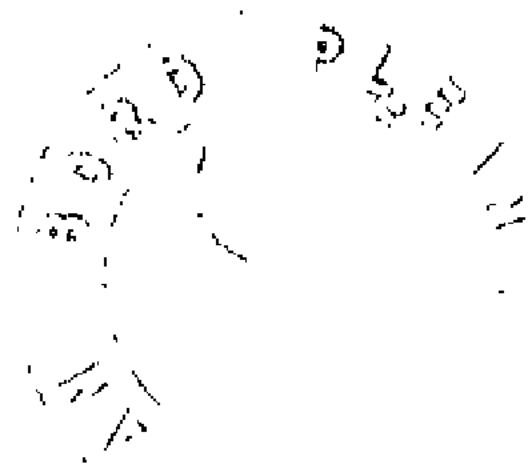
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3. It is considered that the proposed development with access onto a substandard road network would endanger public safety by reason of traffic hazard and obstruction of road users.

Brian Hunt

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

Dated this *21st* day of *September* 2000.



**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 0213	Date of Decision 04/02/2000 <i>MA</i>
Register Reference S99A/0869	Date 08/12/99

Applicant Mr. F. O'Keeffe,
Development One four bedroom house, driveway, site entrance, new
crossover to existing road.
Location Land adjacent to Granite Villa, Killakee Road, Rathfarnham,
Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

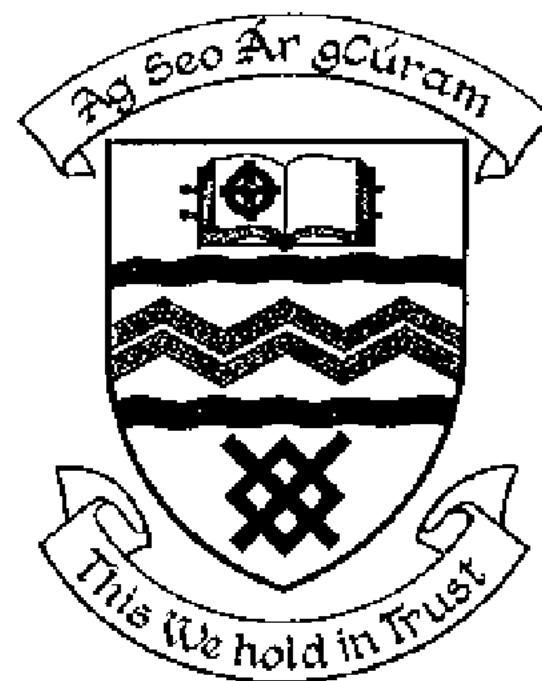
MA
..... 04/02/00
for SENIOR ADMINISTRATIVE OFFICER

Simon Hoe Architect,
Lower Ground Floor,
16 Royal Terrace West,
Dun Laoghaire,
Co. Dublin.

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REG REF. S99A/0869

Reasons

- 1 The site is located in an area which is subject to the zoning objective "to protect and enhance the outstanding natural character of the Dublin Mountain Area". It is Council policy only to allow housing in the Dublin Mountain Area where the applicant is a native of the area; can demonstrate a genuine need for housing in that particular area; where the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and where the development will not prejudice the environmental capacity of the area, and that it be in keeping with the character of the Mountain Area. On the basis of the information submitted it is considered that the proposed development does not comply with the above criteria for housing in this area. The proposed development would therefore materially contravene the zoning objective for the area.
- 2 The proposed development would result in the encroachment of random housing on an elevated site in a highly scenic area, where it is an objective of the current Development Plan to preserve views. The proposed development would be seriously injurious to the amenities of the area and would therefore be contrary to the proper planning and development of the area.
- 3 The design of the proposed dwelling is not in keeping with the Planning Authority's Guidelines on The Siting and Design of Rural Dwellings, which are set out at Appendix D of the South Dublin County Development Plan 1998. The proposed development would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 5 Insufficient information was submitted in connection with drainage, wastewater treatment, borehole, well and watersupply. A trial hole was not provided in the