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## 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,

Telephone: 01-414 9000

Fax: 01-414 9104

Dublin 24.

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

Decision Order Number 0157	Date of Decision 27/01/2000				
	M				
Register Reference S99A/0848	Date 29/11/99				

Applicant

Laurence & Angella Kinsella,

Development

To erect a dormer bungalow on site.

Location

43 Lucan Heights, Lucan, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

1027

27/01/00

for SENIOR ADMINISTRATIVE OFFICER

Laurence & Angella Kinsella, 43 Lucan Heights, Lucan, Co. Dublin.

## SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S99A/0848

## Reasons

- The proposed development would materially contravene the policies set in paragraph 3.4.16.i of the South Dublin County Development Plan, 1998 regarding private open space provision around dwellings in that the proposed rear garden length falls considerably short of the minimum requirement. The proposed development would therefore constitute substandard development and would therefore be contrary to the proper planning and development of the area.
- Having regard to the proposed 1.15 metres separation between the proposed dwelling and the existing adjacent dwelling to the south, the proposal would materially contravene a development objective of the South Dublin County Development Plan, 1998, with regard to the separation between dwellings as set out in paragraph 3.4.19 and thus would be seriously injurious to the amenities of property in the vicinity.
- Having regard to the existing terraced style of residential development along Lucan Heights, the proposed dormer dwelling would be at variance with same, would not integrate visually and would therefore be contrary to the proper planning and development of the area.