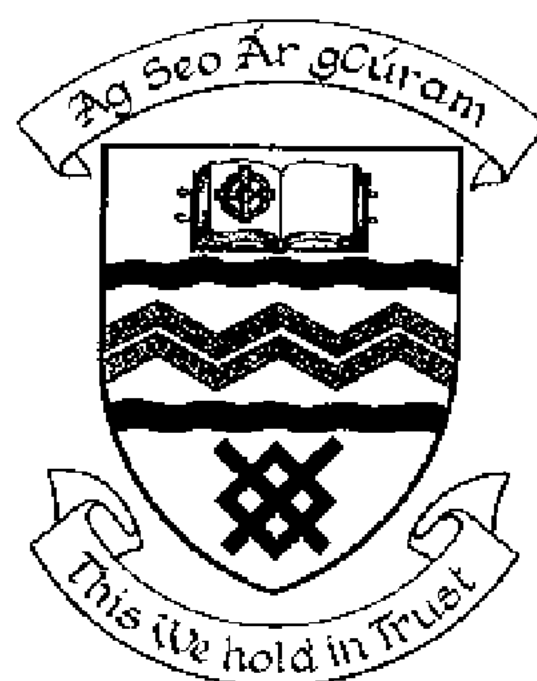


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0848	
1. Location	43 Lucan Heights, Lucan, Co. Dublin.		
2. Development	To erect a dormer bungalow on site.		
3. Date of Application	29/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Laurence & Angella Kinsella, Address: 43 Lucan Heights, Lucan,		
5. Applicant	Name: Laurence & Angella Kinsella, Address: 43 Lucan Heights, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0157 Date 27/01/2000	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.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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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
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.

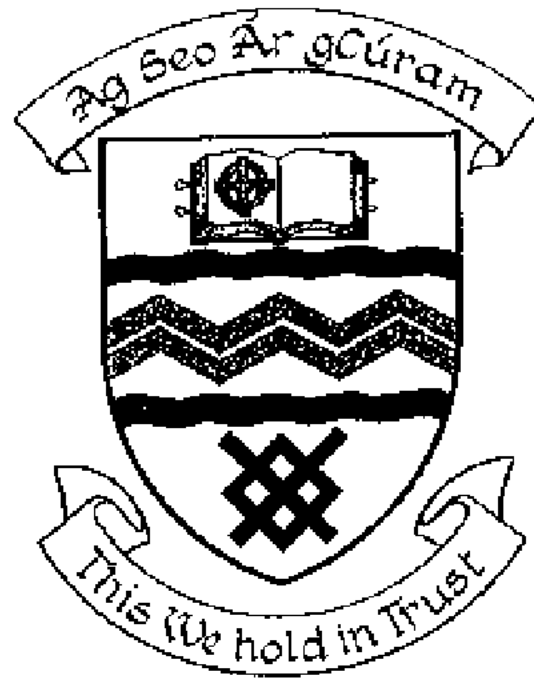
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

27/01/00

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

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REG REF. S99A/0848

Reasons

- 1 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.
- 2 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.
- 3 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.