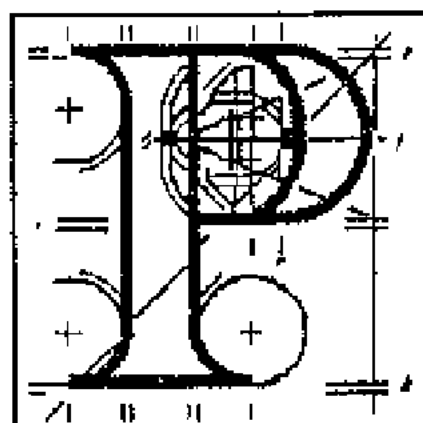


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0719	
1. Location	14 St Josephs Road, Walkinstown, Dublin 12.		
2. Development	Erect a two storey house at side of existing house.		
3. Date of Application	11/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: ADPM Group Architects, Address: St. Michaels, Dundrum Road,		
5. Applicant	Name: Mr. J. Gunning, Address: 14 St. Josephs Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 2725 Date 09/12/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	10/01/2000	Written Representations	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0719

APPEAL by J. Gunning care of Architecture Design and Project Management Group Limited of Saint Michael's, Dundrum Road, Dundrum, Dublin against the decision made on the 9th day of December, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a two-storey house to side of existing house at 14 Saint Joseph's Road, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the size of the existing house curtilage and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be out of character with the existing pattern of development in the area, would not seriously injure the amenities of properties in the vicinity, would not be significantly out of character in the streetscape, would not be visually obtrusive or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The vehicular access to the proposed parking area in the front garden across the existing grass verge and footpath shall be dished and strengthened at the developer's expense.

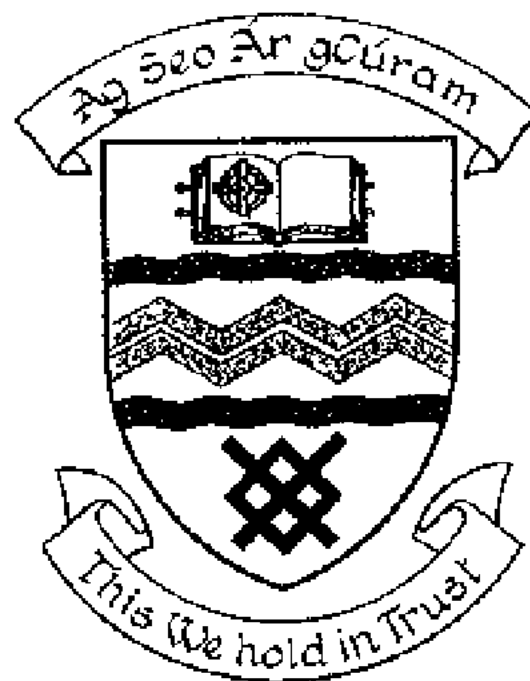
Reason: In the interest of vehicular and pedestrian safety and convenience.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0719	
1. Location	14 St Josephs Road, Walkinstown, Dublin 12.		
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6. Decision	O.C.M. No. 2725 Date 09/12/1999	Effect RP REFUSE PERMISSION	
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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 2725	Date of Decision 09/12/1999
Register Reference S99A/0719	Date 11/10/99

Applicant Mr. J. Gunning,

Development Erect a two storey house at side of existing house.

Location 14 St Josephs Road, Walkinstown, Dublin 12.

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 (1) Reasons on the attached Numbered Pages.

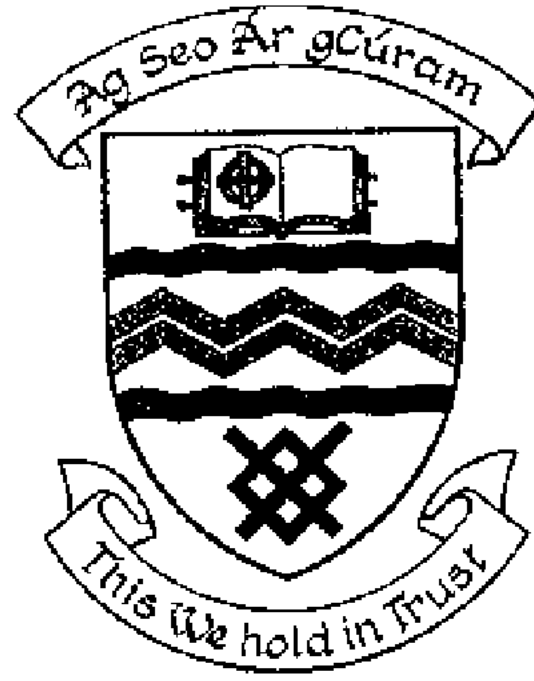
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

09/12/99

ADPM Group Architects,
St. Michaels,
Dundrum Road,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0719

Reasons

- 1 The proposed development, by reason of its location, would interfere to an unacceptable degree with the established building line on St. Anthony's Crescent, and as such, would contravene materially a development objective of the South Dublin County Development Plan, 1998 (3.4.13.i) with regard to the maintenance of existing building lines. The proposed development would therefore seriously injure the amenities and depreciate the value of property in the vicinity, and as such, would be contrary to the proper planning and development of the area.