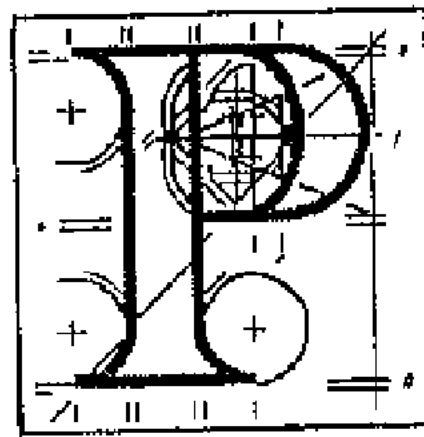


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0685	
1. Location	2 The Drive, Kingswood, Belgard Road, Tallaght, Dublin 24.		
2. Development	Semi-detached bungalow to side.		
3. Date of Application	01/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: S. McGoldrick, Address: 27 Templeroan Grove, Templeogue,		
5. Applicant	Name: G. Dooley, Address: 2 The Drive, Kingswood, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2647 Date 29/11/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	20/12/1999	Written Representations	
9. Appeal Decision	18/07/2000	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/0685

APPEAL by Gemma Dooley of 27 Templeroan Grove, Templeogue, Dublin against the decision made on the 29th day of November, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a semi-detached bungalow to side of number 2 The Drive, Kingswood, Belgard Road, Tallaght, Dublin:

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

SCHEDULE

The site of the proposed development is located on a corner site in a residential development where the zoning objective as set out in the current development plan for the area is "to protect and/or improve residential amenity", which objective is considered to be reasonable. It is considered that the proposed development, due to its size and location, would infringe existing building lines and be visually incongruous with existing developments in the vicinity. The proposed development would seriously injure the amenities of property in the vicinity and of the area and would, therefore, be contrary to the proper planning and development of the area.

Rosahid Nixon

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

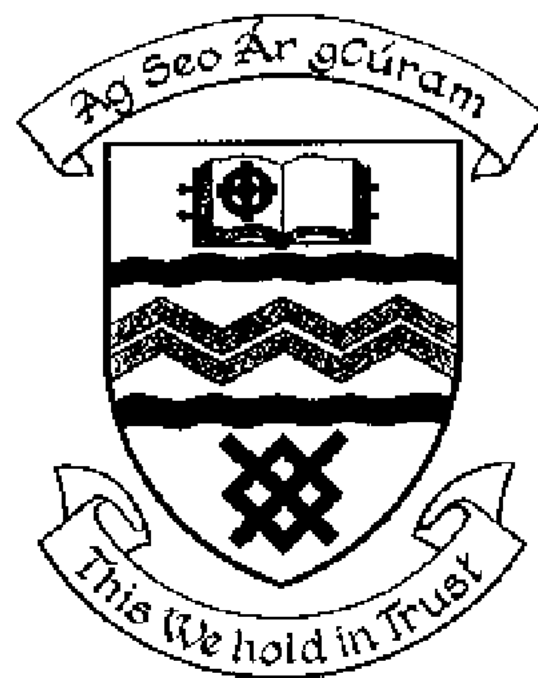
Dated this 18th day of July 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0685	
1. Location	2 The Drive, Kingswood, Belgard Road, Tallaght, Dublin 24.		
2. Development	Semi-detached bungalow to side.		
3. Date of Application	01/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: S. McGoldrick, Address: 27. Templeroan Grove, Templeogue,		
5. Applicant	Name: G. Dooley, Address: 2 The Drive, Kingswood, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2647 Date 29/11/1999	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.

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 2647	Date of Decision 29/11/1999 <i>W</i>
Register Reference S99A/0685	Date 01/10/99

Applicant G. Dooley,
Development Semi-detached bungalow to side.
Location 2 The Drive, Kingswood, Belgard Road, Tallaght, Dublin 24.

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

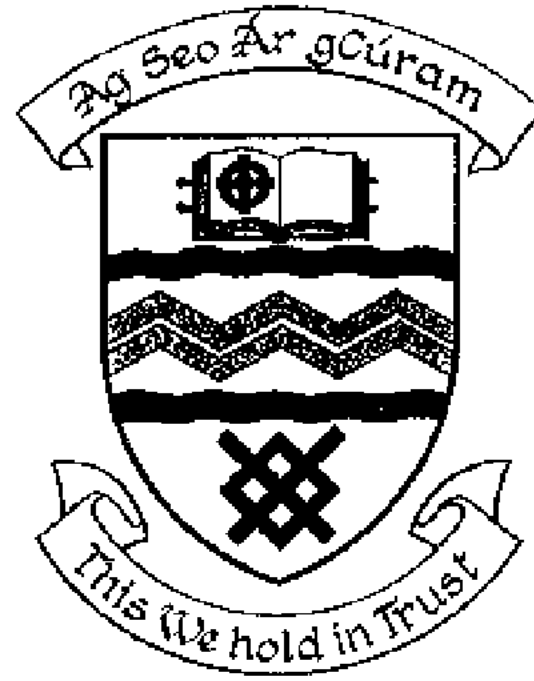
W
..... 29/11/99
for SENIOR ADMINISTRATIVE OFFICER

S. McGoldrick,
27 Templeroan Grove,
Templeogue,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0685

Reasons

- 1 The proposed development would be out of character with existing development due to its height. Given the prominent location of the dwelling on a corner site, the pitch and length of the roof ridge would render the dwelling visually obtrusive and would detract from the residential amenity of the locality. As such the proposal would seriously injure the amenities of property in the vicinity.
- 2 The proposal to construct a semi-detached bungalow in this location would detract from the appearance of this part of the estate. The existing dwelling is a detached property, as are the properties adjoining the site both to the side and rear. As such the proposal would seriously injure the amenities of property in the vicinity.
- 3 A minimum set back of 2m is required between the gable end of the proposed house and the road boundary wall. This is not provided for in the current application and the proposal is, therefore, contrary to Roads Department standards and contrary to the proper planning and development of the area.
- 4 In view of the foregoing reasons the proposal would be contrary to the zoning objective for the area in the South Dublin County Development Plan, 1998, i.e. "to protect and/or improve residential amenity".