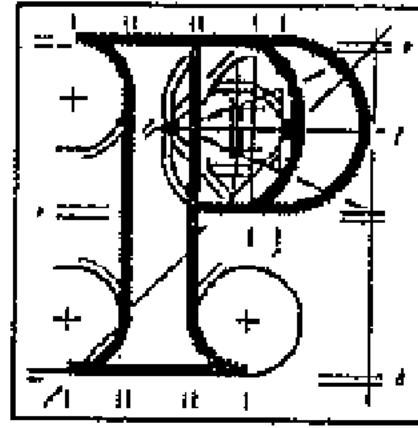


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0566	
1. Location	201 Whitecliff, Whitechurch, Rathfarnham, Dublin 16.		
2. Development	Construction of a dwelling house/granny flat with a seperate pedestrian entrance.		
3. Date of Application	13/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: HMG Associates Architects, Address: 1 Cathedral Close, Tullow Street,		
5. Applicant	Name: Mr. Patrick Curran, Address: 201 Whitecliff, Whitechurch, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2212 Date 08/10/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/11/1999	Written Representations	
9. Appeal Decision	04/05/2000	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/0566

APPEAL by Patrick Curran care of HMG Associates of 1 Cathedral Close, Tullow Street, Carlow against the decision made on the 8th day of October, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a house/granny flat with a separate pedestrian entrance at 201 Whitecliff, Whitechurch, Rathfarnham, 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

Having regard to the scale of the proposed development, it is considered that by reason of insufficient separation distance from the existing house and inadequate private open space provision, the proposed development would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and development of the area.



Brian Hunt

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

Dated this 4th day of May 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 2212	Date of Decision 08/10/1999
Register Reference S99A/0566	Date 13/08/99

Applicant Mr. Patrick Curran,
Development Construction of a dwelling house/granny flat with a
seperate pedestrian entrance.
Location 201 Whitecliff, Whitechurch, Rathfarnham, Dublin 16.

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

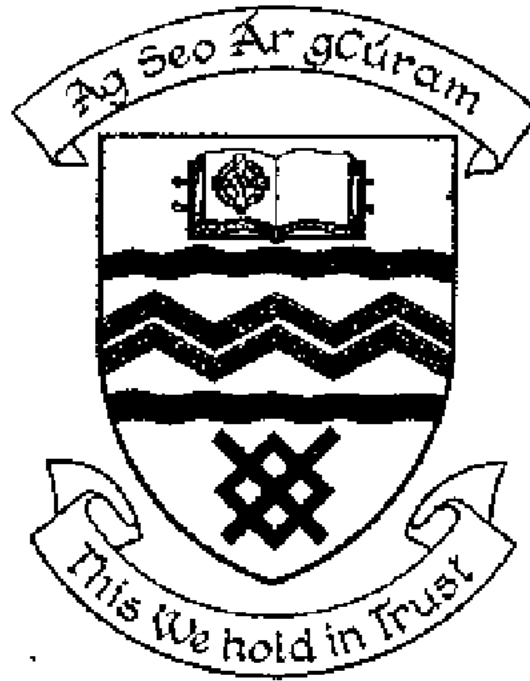
..... 11/10/99
for SENIOR ADMINISTRATIVE OFFICER

HMG Associates Architects,
1 Cathedral Close,
Tullow Street,
Carlow.

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REG REF. S99A/0566

Reasons

- 1 The normal minimum setback of 2 meters required by Roads Department standards between the wall of the proposed house/granny flat and the back of the public pathway has not been provided for. The proposal would therefore constitute substandard development contrary to the proper planning and development of the area.
- 2 The proposed dwelling is within 5 metres of a 225mm diameter public foul sewer and as such is not acceptable as this would be prejudicial to public health.
- 3 The proposed development does not comply with the Council's definition of a granny/family flat as set out under Section 3.4.10.i of the South Dublin County Development Plan 1998. The proposed development must, therefore, be treated as a new dwelling and as such would conflict with the provisions of the Development Plan in relation to residential development in that it would have inadequate separation from the existing dwelling and insufficient rear garden depth. As such the proposal would seriously injure the amenities, or depreciate the value of property in the vicinity.