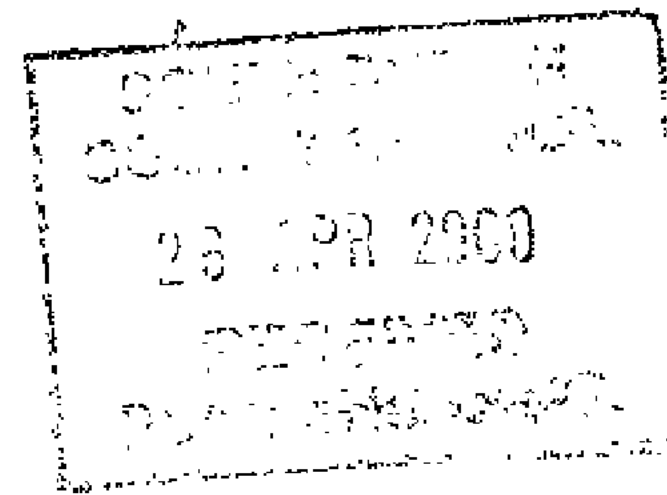
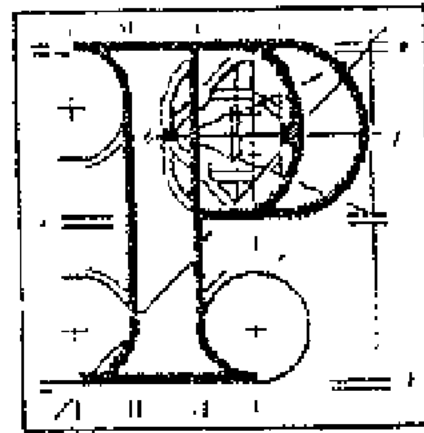


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0560	
1. Location	38 Monastery Drive, Clondalkin, Dublin 22.		
2. Development	New 1 bedroom semi-detached dormer style bungalow adjacent to existing house.		
3. Date of Application	11/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tom Wilkins, Address: 81 Temple Mills Road, Newtown,		
5. Applicant	Name: Ms. Anne O'Connor, Address: 38 Monastery Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2173 Date 05/10/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	27/10/1999	Written Representations	
9. Appeal Decision	20/04/2000	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

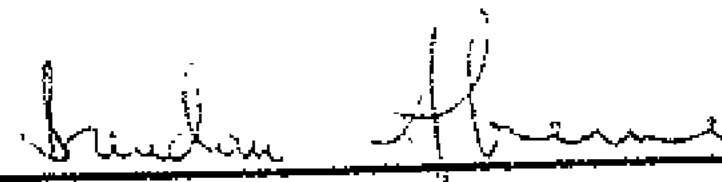
Planning Register Reference Number: S99A/0560

APPEAL by Anne O'Connor care of Tom Wilkins of 81 Temple Mills Road, Newtown, Celbridge, County Kildare against the decision made on the 5th day of October, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a new one bedroom semi-detached dormer style bungalow adjacent to existing house at 38 Monastery Drive, Clondalkin, 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

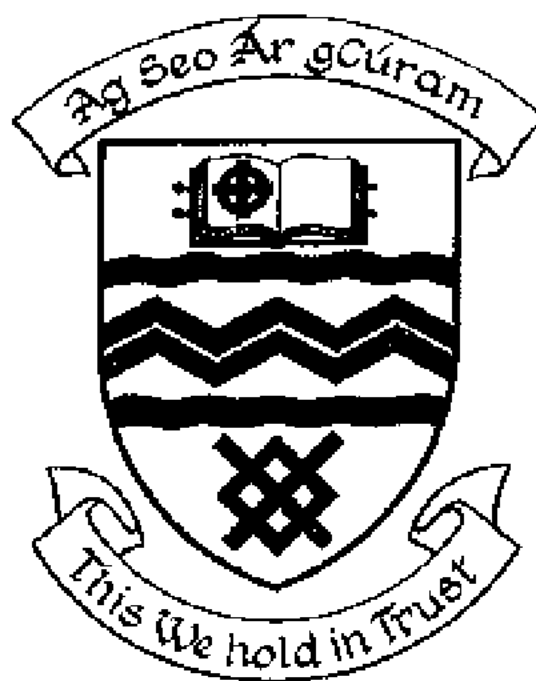
Having regard to the restricted plot width that is available for the proposed additional dwelling unit, and the width of the existing semi-detached dwelling within the site, it is considered that the proposed development would constitute overdevelopment of a restricted site, would be out of character with the pattern of development in the area, and would seriously injure the visual and residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 26th day of April 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 2173	Date of Decision 05/10/1999
Register Reference S99A/0560	Date 11/08/99

Applicant Ms. Anne O'Connor,

Development New 1 bedroom semi-detached dormer style bungalow adjacent to existing house.

Location 38 Monastery Drive, Clondalkin, Dublin 22.

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.

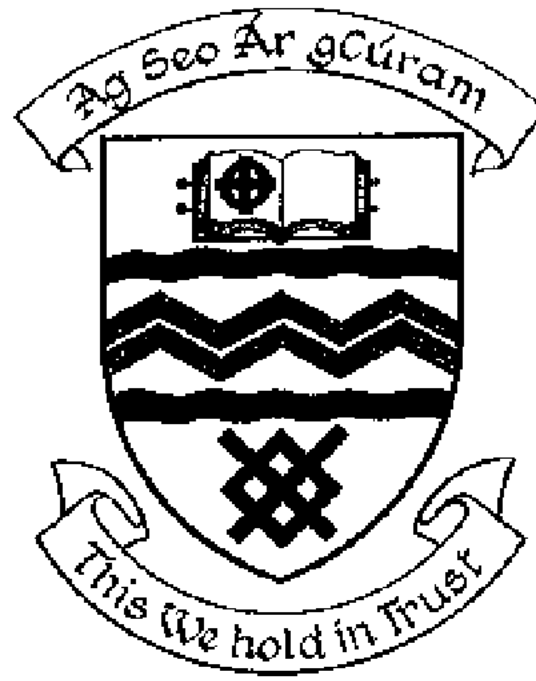
Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

05/10/99

Tom Wilkins,
81 Temple Mills Road,
Newtown,
Celbridge,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0560

Reasons

- 1 It is considered that by reason of the restricted plot width, the proximity of the gable wall to the edge of the footpath and the proposal of a terrace style dwelling to an existing semi-detached dwelling which is subordinate in size, that the proposal gives an impression of a cramped development and thus constitutes over development of a restricted site and as such is seriously injurious to residential amenity and will depreciate the value of property in the vicinity.