

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0556	
1. Location	78 Beaufort Downs, Rathfarnham, Dublin 14.		
2. Development	Retention of a single storey separate one bedroom granny apartment to rear of dwelling.		
3. Date of Application	10/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Doyle & Associates, Address: 250 Harolds Cross Road, Dublin 6W.		
5. Applicant	Name: Leo Minto, Address: 78 Beaufort Downs, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2175 Date 06/10/1999	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.			

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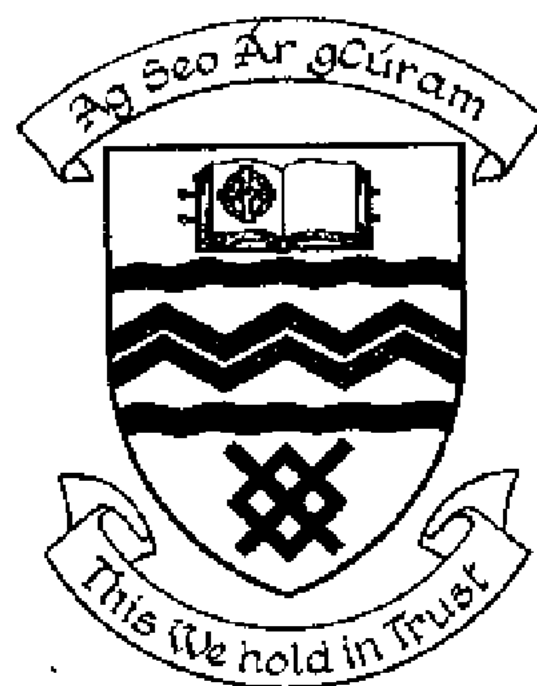
Decision Order Number 2175	Date of Decision 06/10/1999
Register Reference S99A/0556	Date 10/08/99

John Doyle & Associates,
250 Harolds Cross Road,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0556

Reasons

- 1 The development does not comply with the Council's definition of a family flat (granny flat) as set out under Section 3.4.10.i of the South Dublin County Development Plan 1998. The development therefore conflicts with the provisions of the Development Plan in relation to residential development and if permitted would be contrary to the proper planning and development of the area.
- 2 The development by reason of its backland nature constitutes substandard development which if permitted would seriously injure the amenities and depreciate the value of the property in the vicinity.
- 3 The application does not include the provision of additional parking spaces. As such, to permit the development would endanger public safety by reason of traffic hazard or obstruction of road users.