	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993
	Planning Register (Part 1)
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. 1.
	2. 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 Effect RP REFUSE PERMISSION Date 06/10/1999
7. Grant	O.C.M. No. Effect RP REFUSE PERMISSION
8. Appeal Lodged	
9. Appeal Decision	
10. Material Contrav	ention
11. Enforcement	Compensation Purchase Notice
12. Revocation or Am	endment
13. E.I.S. Requested	E.I.S. Received E.I.S. Appeal
14	Date Receipt No.

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- - 25. - - 25. -

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.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2175	Date of Decision 06/10/1999
	1-14
Register Reference S99A/0556	Date 10/08/99
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Applicant

Leo Minto,

Development

Retention of a single storey separate one bedroom granny

apartment to rear of dwelling.

Location

78 Beaufort Downs, Rathfarnham, Dublin 14.

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

for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S99A/0556

Reasons

- 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.
- 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.
- 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.