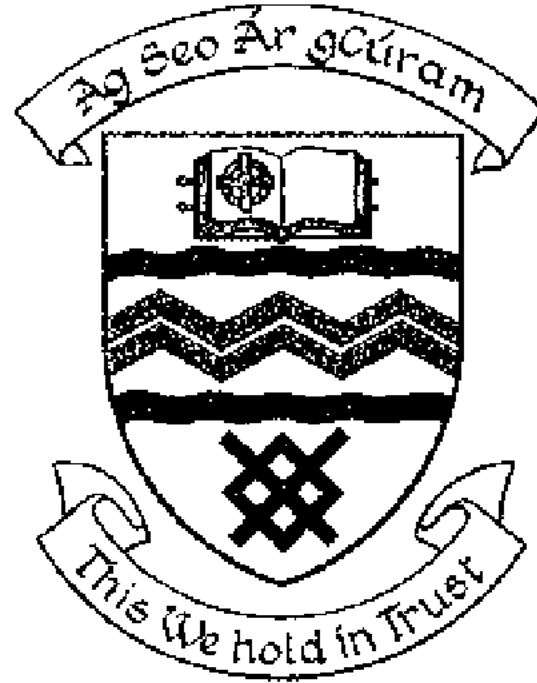


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0542	
1. Location	Willbrook Street, Rathfarnham, Dublin 14.		
2. Development	Dormer bungalow.		
3. Date of Application	03/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Brendan O'Brien, Address: Ashmore, Willbrook Street,		
5. Applicant	Name: Brendan O'Brien, Address: Ashmore, Willbrook Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2132 Date 30/09/1999	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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.

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PLANNING
DEPARTMENT
P.O. Box 4122,
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Dublin 24.

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

Decision Order Number 2132	Date of Decision 30/09/1999
Register Reference S99A/0542	Date 03/08/99

Applicant Brendan O'Brien,
Development Dormer bungalow.
Location Willbrook Street, 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 OUTLINE 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

.....
for SENIOR ADMINISTRATIVE OFFICER

30/09/99

Brendan O'Brien,
Ashmore,
Willbrook Street,
Rathfarnham,
Dublin 14.

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REG REF. S99A/0542

Reasons

- 1 The proposed development, by reason of inadequate separation from adjoining properties and inadequate and poorly located private open space provision for the existing and proposed dwellings, would be substandard and would constitute over-development of the subject site. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development, by virtue of the 6 no. dormer windows proposed, would result in an unacceptable level of overlooking of adjoining properties. The proposed development would therefore seriously injure the amenities of property in the vicinity and would materially contravene the zoning objective for the area which is "to protect and/or improve residential amenity".
- 3 The proposed development, which makes no provision for off street parking facilities, would lead to on street parking which would endanger public safety by reason of traffic hazard and/or obstruction of road users.
- 4 The proposed development may be prejudicial to public health as the applicant has not demonstrated that the proposed development provides adequate wayleaves from adjacent services.