

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0402	
1. Location	Site adjoining 12 Glenview Park, Tallaght, Dublin 24.		
2. Development	Modifications to and sub-division of a previously approved detached dwelling house (Ref. No. S98A/0089) to provide two no. self contained apartments comprising 1 bed apartment at ground level and 2 bed apartment at first floor and attic level.		
3. Date of Application	18/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John P. Masterson, Address: Architects, 5 Grantham Street,		
5. Applicant	Name: Dr. Conal Brennan, Address: 12 Glenview Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1757 Date 16/08/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	27/08/1999	Written Representations	
9. Appeal Decision	23/12/1999	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/0402

APPEAL by Conal Brennan care of John P. Masterson of 5 Grantham Street, Dublin against the decision made on the 16th day of August, 1999 by the Council of the County of South Dublin to refuse permission for development comprising modifications to and sub-division of a previously approved detached house (planning register reference number S98A/0089) to provide two self-contained apartments comprising one bedroom apartment at ground level and two bedroom apartment at first floor and attic level on site adjoining 12 Glenview Park, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development which provides for the modification and sub-division of a house for which planning permission has previously been granted and which includes accommodation in the roof area, would be out of character with the pattern of residential development in the vicinity and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development which provides for the modification and sub-division of a house for which planning permission has previously been granted would contravene materially condition number 4 attached to the permission granted by the planning authority under register reference number S98A/0089.



Margaret Byrne

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

Dated this 23rd day of December 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**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 1757	Date of Decision 16/08/1999
Register Reference S99A/0402	Date 18/06/99

Applicant Dr. Conal Brennan,

Development Modifications to and sub-division of a previously approved detached dwelling house (Ref. No. S98A/0089) to provide two no. self contained apartments comprising 1 bed apartment at ground level and 2 bed apartment at first floor and attic level.

Location Site adjoining 12 Glenview Park, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

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.

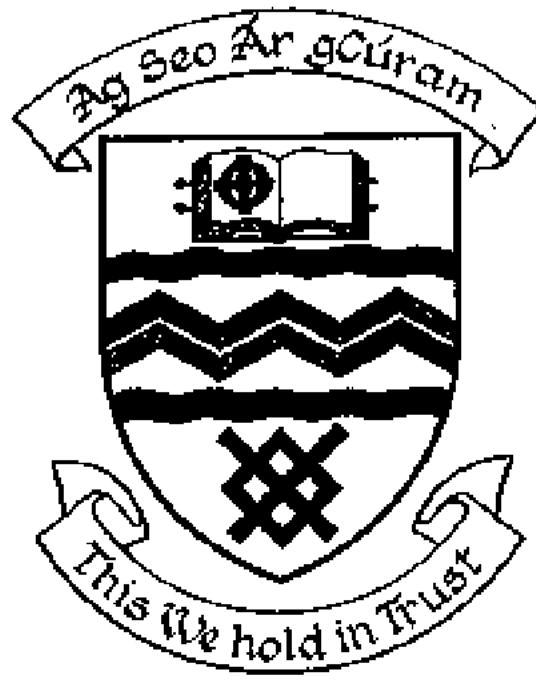
for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

A. Mc Cormack 16/08/99
for SENIOR ADMINISTRATIVE OFFICER

John P. Masterson,
Architects,
5 Grantham Street,
Dublin 8.

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REG REF. S99A/0402

Reasons

- 1 Section 3.4.8 of the County Development Plan states that the sub-division of existing dwellings into apartments will not normally be acceptable in suburban estates of two storey houses suitable for single family accommodation. The proposed development providing for the sub-division of a dwellinghouse for which planning permission has previously been granted, but which has not as yet been constructed would contravene materially a development objective indicated in the Development Plan and would be contrary to the proper planning and development of the area.
- 2 The proposed development providing for the sub-division of a dwellinghouse for which planning permission has previously been granted, but which has not yet been constructed would contravene materially Condition No. 4 of decision to grant planning permission under S98A/0089 which states 'That the proposed dwelling shall be used as a single dwelling unit.
- 3 The proposed two storey building which includes residential accommodation in the roof area and which is approx. 1 metre higher than the existing dwellings on adjoining sites is considered to be out of character with the existing dwellings on adjoining sites. The proposed development would contravene materially Section 3.4.13 of the Development Plan in that it would not integrate with the style of adjoining development and would not be of a scale that respects adjoining development. Therefore, the proposed development would seriously injure the amenities of property in the vicinity of the site.