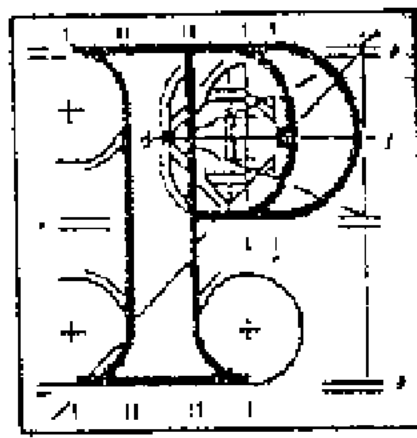


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0374	
1. Location	No 48 St. Patrick's Cottages, Rathfarnham, Dublin 14.		
2. Development	New house and private car garage in the rear garden.		
3. Date of Application	08/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Boyd Barrett Murphy-O'Connor Architects, Address: North Quay House, Pope's Quay,		
5. Applicant	Name: Kevin and Ann Jennings, Address: 48 St. Patrick's Cottages, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1646  Date 04/08/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	03/09/1999	Written Representations	
9. Appeal Decision	29/02/2000	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/0374

**APPEAL** by Kevin and Ann Jennings care of Boyd Barrett Murphy-O'Connor Architects of North Quay House, Popes Quay, Cork against the decision made on the 4<sup>th</sup> day of August, 1999, by the Council of the County of South Dublin to refuse permission for the erection of new house and private car garage in rear garden of 48, Saint Patrick's Cottages, Rathfarnham, 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, by reason of its size and substandard private open space provision, which is located where it would be overlooked, would constitute overdevelopment of this restricted site which would seriously injure the amenities of the residents of the proposed and existing houses on the site. The proposed development would, therefore, be contrary to the proper planning and development of the area.

2. Having regard to the pattern of development in the area, it is considered that the proposed development, by reason of its proximity to the northern boundary, would be an obtrusive feature which would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

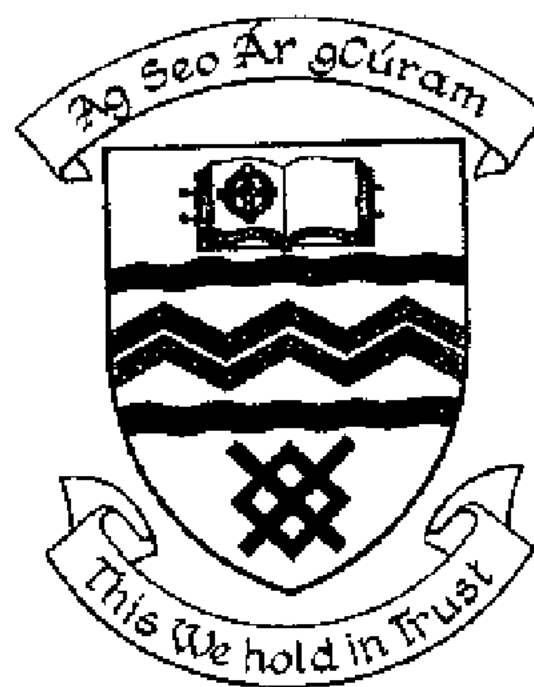
*Luis O'Leary*

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

Dated this *29th* day of *February* 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 1646	Date of Decision 04/08/1999 HA
Register Reference S99A/0374	Date 08/06/99

**Applicant** Kevin and Ann Jennings,  
**Development** New house and private car garage in the rear garden.  
**Location** No 48 St. Patrick's Cottages, Rathfarnham, Dublin 14.

**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 Coun 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 abov proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER 04/08/99

Boyd Barrett Murphy-O'Connor Architects,  
North Quay House,  
Pope's Quay,  
Cork.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S99A/0374

**Reasons**

- 1 The proposed development, by reason of substandard private open space provision and inadequate separation from site boundaries, would constitute over-development of the subject site which would seriously detract from the amenities of the area. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development, by virtue of the presence of several velux type windows at 1st floor and attic level and in particular a first floor window in the southern elevation, would result in an unacceptable level of overlooking of adjacent properties and would therefore seriously injure the amenities and depreciate the value of property in the vicinity. As such, the proposed development would materially contravene the zoning objective for the area which is "to protect and/or improve residential amenity".
- 3 The proposed dwelling, by reason of its design, would be seriously at variance with the prevailing character of development in the vicinity. The proposed development would therefore be an obtrusive feature which would detract from the amenities of the area.
- 4 The proposed development would encroach on an existing building line thereby disrupting the established pattern of development in the area. The proposed development would therefore be contrary to the proper planning and development of the area.