

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0349	
1. Location	1 Willbrook Estate, Rathfarnham, Dublin 16.		
2. Development	Two-storey detached dwelling at side.		
3. Date of Application	27/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/06/1999 2.	1. 29/06/1999 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Mr. John Kelly, Address: 67 Glendoher Drive, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1821 Date 24/08/1999	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.	

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0349	
1. Location	1 Willbrook Estate, Rathfarnham, Dublin 16.		
2. Development	Two-storey detached dwelling at side.		
3. Date of Application	27/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/06/1999 2.	1. 29/06/1999 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Mr. John Kelly, Address: 67 Glendoher Drive, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1821 Date 24/08/1999	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.	

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 1821	Date of Decision 24/08/1999
Register Reference S99A/0349	Date 27/05/99

Applicant Mr. John Kelly,
Development Two-storey detached dwelling at side.
Location 1 Willbrook Estate, Rathfarnham, Dublin 16.

Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 10/06/1999 /29/06/1999

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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

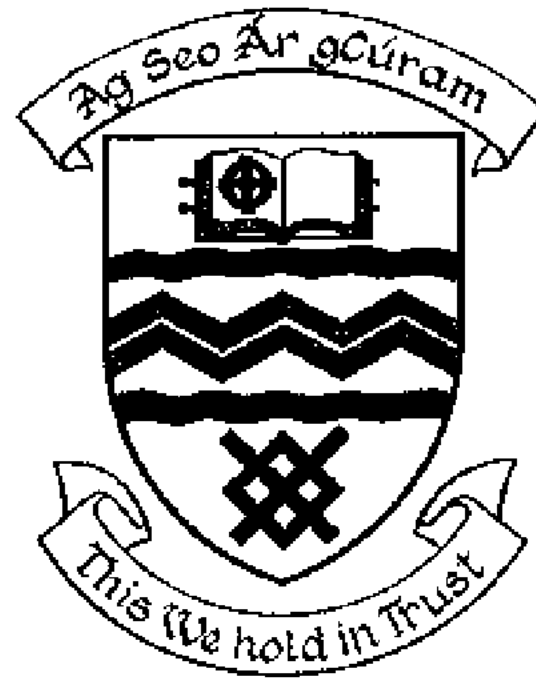
.....Sme..... 24/08/99
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

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

REG REF. S99A/0349

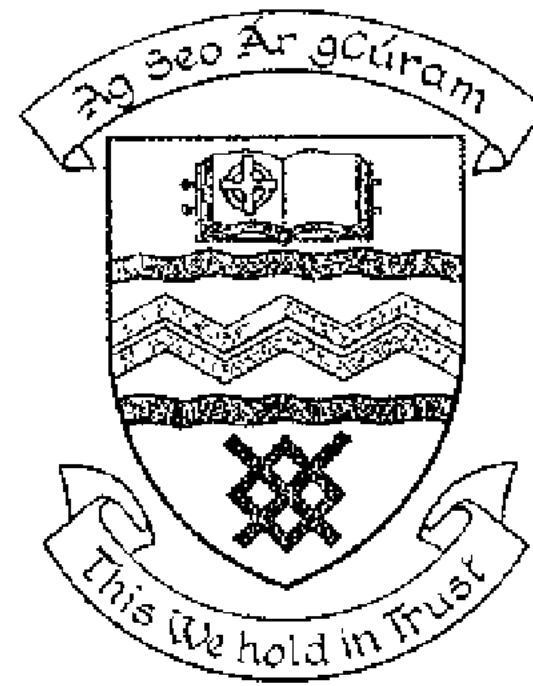
Reasons

- 1 The proposed development would be substandard by reason of inadequate separation from the dwelling to the rear and would, having regard to the presence of first floor windows in the rear elevation, result in an unacceptable level of overlooking of the adjoining property to the rear. The proposed development would therefore be seriously injurious to the residential amenity of the property to the rear and would materially contravene the zoning objective for the area which is "to protect and/or improve residential amenity".
- 2 The design of the proposed dwelling would be seriously out of character with the design of houses in Willbrook Estate. The proposed development would be unduly obtrusive and would detract from the amenities of the area. The proposed development would therefore be contrary to the proper planning and development of the area and would seriously injure the amenities of property in the vicinity.
- 3 The proposed dwelling would encroach on the standard 2m setback required by Roads Department from the adjacent roadside boundary. The proposed development would therefore constitute substandard disorderly development and would be contrary to the proper planning and development of the area.
- 4 The proposed house would have less than the minimum 2.3 metre side wall to side wall gap between it and the existing house as required by the Development Plan and, therefore, would be contrary to the proper planning and development of the area.

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1197	Date of Order 10/06/1999
Register Reference S99A/0349	Date 27/05/99

Applicant Mr. John Kelly,
Development Two-storey detached dwelling at side.
Location 1 Willbrook Estate, Rathfarnham, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 09/06/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Eamonn Weber Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

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

REG REF. S99A/0349

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

RAH
..... 10/06/99
for Senior Administrative Officer.