

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0326
1. Location	1 Ellensborough Court, Kiltipper Road, Tallaght, Dublin 24.	
2. Development	2 storey 3 bedroom dwelling and ancillary work to side.	
3. Date of Application	18/05/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Ms. Deborah Miley, Address: 1 Ellensborough Court, Kiltipper Road,	
5. Applicant	Name: Ms. Deborah Miley, Address: 1 Ellensborough Court, Kiltipper Road, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 1463 Date 14/07/1999	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	13/08/1999	Written Representations
9. Appeal Decision	10/12/1999	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/0326

APPEAL by Deborah Miley care of Ian Hurley of Haarlem Court Mews, Old Court Road, Firhouse, Dublin against the decision made on the 14th day of July, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a two-storey three bedroom house and ancillary work to side of 1 Ellensborough Court, Kiltipper Road, 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 would encroach on the standard two metres setback which is required by the planning authority to be provided from the adjacent roadway. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed house would be located 1.1 metres from the existing house which is substantially less than the standard distance of 2.3 metres which is required to be provided between the flank wall of adjacent houses, as indicated at section 3.4.19 of the current County South Dublin Development Plan. The proposed development would, therefore, constitute substandard development, and would be contrary to the proper planning and development of the area.



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

Dated this 10th 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
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1463	Date of Decision 14/07/1999 <i>ff</i>
Register Reference S99A/0326	Date 18/05/99

Applicant Ms. Deborah Miley,
Development 2 storey 3 bedroom dwelling and ancillary work to side.
Location 1 Ellensborough Court, Kiltipper Road, 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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

ff
..... 15/07/99
for SENIOR ADMINISTRATIVE OFFICER

Ms. Deborah Miley,
1 Ellensborough Court,
Kiltipper Road,
Tallaght,
Dublin 24.

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REG REF. S99A/0326

Reasons

- 1 The proposed development would seriously encroach on an existing building line along Ellensborough View thereby disrupting the established pattern of development in the area. As such the proposed development constitutes disorderly development which would seriously injure the amenities of property in the vicinity and which would be contrary to the proper planning and development of the area.
- 2 The proposed development would encroach on the standard 2m setback which is required to be provided from the adjacent roadway, in accordance with the requirements of the Council's Roads Department. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 The proposed dwelling would be located only 1.1m from the existing dwelling which is substantially less than the standard distance of 2.3m which is required to be provided between the flank wall of adjacent dwellings, as indicated at section 3.4.19 of the current Development Plan. The proposed development would therefore, constitute substandard development that would be contrary to the proper planning and development of the area.
- 4 The application contains insufficient information in relation to the location, type and depth of foul and surface water sewers and watermains in the vicinity of the proposed development.