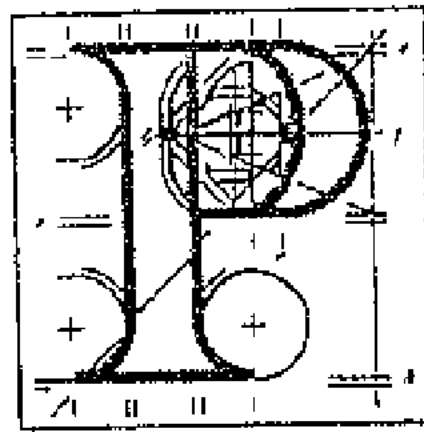


	South Dublin County Council. Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0321	
1. Location	62 Forest Close, Kingswood, Dublin 24.		
2. Development	Dormer bungalow at side/rear.		
3. Date of Application	18/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Murtagh, Address: 31 St. Kilians Avenue, Greenhills,		
5. Applicant	Name: Mr. & Mrs. A. Roe, Address: 62 Forest Close, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1469  Date 14/07/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	11/08/1999	Written Representations	
9. Appeal Decision	01/03/2000	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/0321

**APPEAL** by A. Roe care of P. Murtagh of 31 Saint Killian's Avenue, Greenhills, Dublin against the decision made on the 14<sup>th</sup> day of July, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a dormer bungalow at side/rear of 62 Forest Close, Kingswood, County Dublin:

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

## SCHEDULE

The proposed development would result in a cramped appearance out of character with the locality, would be sited too close to the boundary of the house to the rear of the site, would seriously infringe the existing building line in the immediate vicinity and would be seriously deficient in respect of the provision of private open space. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and development of the area.

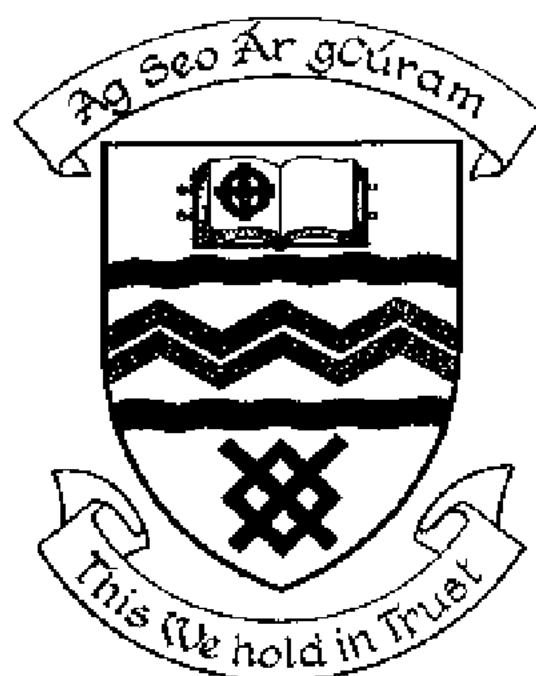


*Lein O'Sherry*

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

Dated this *1st* day of *March* 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 1469	Date of Decision 14/07/1999
Register Reference S99A/0321	Date 18/05/99

**Applicant** Mr. & Mrs. A. Roe,  
**Development** Dormer bungalow at side/rear.  
**Location** 62 Forest Close, Kingswood, 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

.....  
for SENIOR ADMINISTRATIVE OFFICER

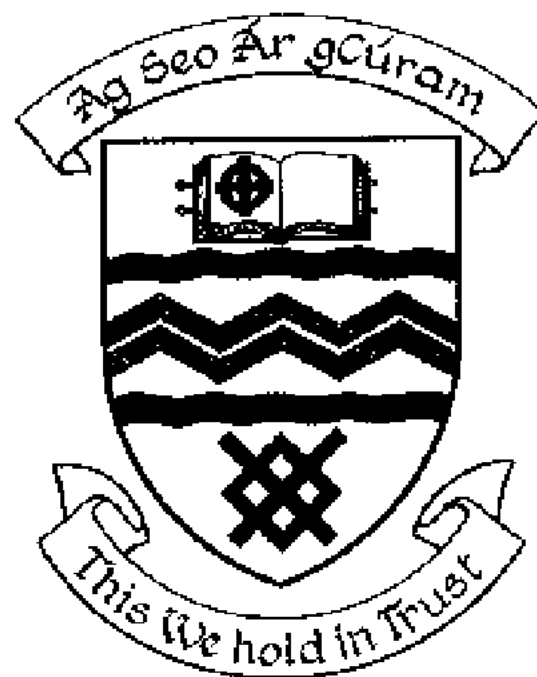
15/07/99

P. Murtagh,  
31 St. Kilians Avenue,  
Greenhills,  
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S99A/0321

**Reasons**

- 1 The proposed development would result in a cramped appearance out of character with the locality, would be sited too close to the boundary of the house to the rear of the site and would be seriously deficient in relation to the provision of private open space. As such the proposal would seriously injure the amenities of property in the vicinity and be contrary to the proper planning and development of the area.
- 2 The proposed development would seriously infringe the existing building line in the immediate locality.
- 3 There is a 600mm diameter surface water sewer in the pathway adjacent to the proposed dwelling. No building can be permitted within 5 metres of a public sewer or sewer with potential to be taken in charge in order to protect both the building and the sewer, allow room for maintenance/repair/renewal of the sewer and in the interest of public health.
- 4 There is a 200mm diameter watermain in the pathway adjacent to the proposed dwelling. No building can be permitted within 5 metres of watermain less than 225mm diameter in order to protect both the building and the watermain, allow room for maintenance/repair/renewal of the watermain and in the interest of public health.