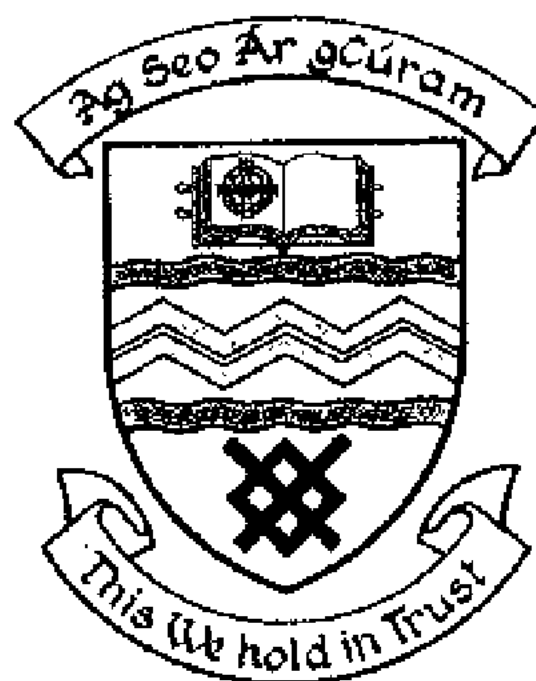


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0191	
1. Location	54 Knocklyon Green, Templeogue, Dublin 16.		
2. Development	Extension to existing house and new 2 bedroomed bungalow adjacent to existing dwelling.		
3. Date of Application	29/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John and Linda Fair, Address: 54 Knocklyon Green, Templeogue,		
5. Applicant	Name: John and Linda Fair, Address: 54 Knocklyon Green, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 1083 Date 25/05/1999	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 1423 Date 07/07/1999	Effect AG GRANT PERMISSION & 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

John and Linda Fair,
54 Knocklyon Green,
Templeogue,
Dublin 16.

NOTIFICATION OF GRANT OF PERMISSION

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1993

Final Grant Order Number	1423	Date of Final Grant	07/07/99
Decision Order Number	1083	Date of Decision	25/05/99
Register Reference	S99A/0191	Date	29 th March 1999

Applicant John and Linda Fair,

Development Extension to existing house and new 2 bedroomed bungalow adjacent to existing dwelling.

Location 54 Knocklyon Green, Templeogue, Dublin 16.

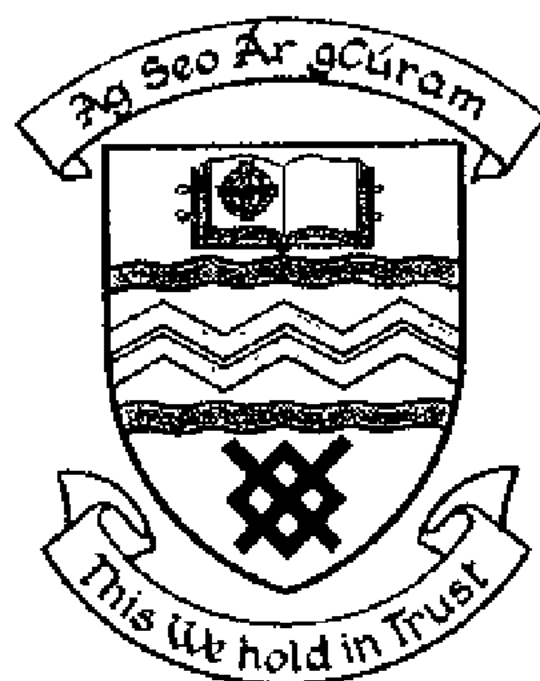
Floor Area
Time Extension(s) up to and including
Additional Information Requested/Received

A Permission has been granted for extension to the existing house, subject to the following (4) conditions:-

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Facs: 01-414 9104



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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

- 2 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

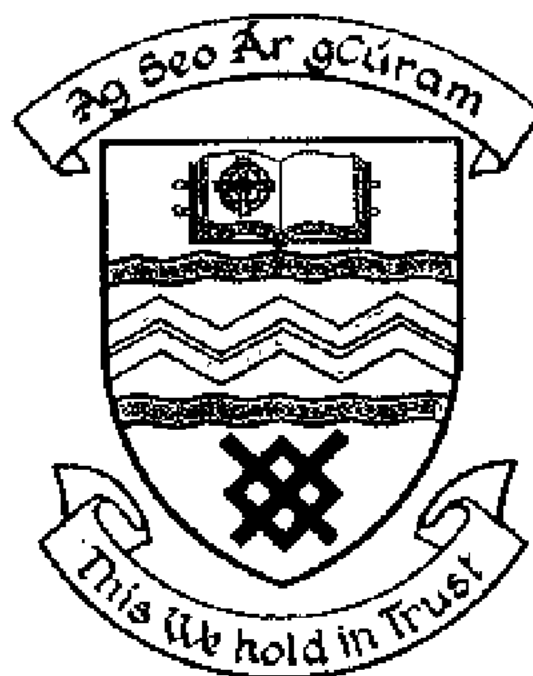
NOTE:

Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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Telefon: 01-414 9000
Facs: 01-414 9104



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A Permission has been refused for 2 bedroom bungalow adjacent to existing dwelling for the following (3) reasons:

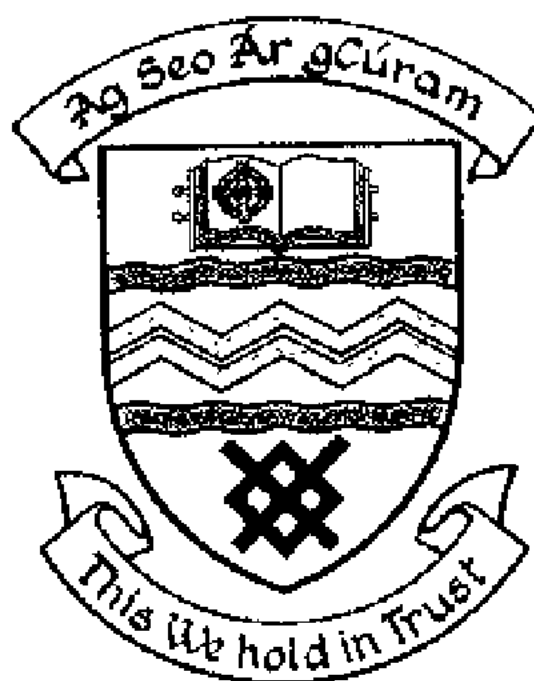
Reasons

- 1 The proposed dwelling by reason of its size and design, having particular regard to its height and narrow frontage, would be seriously out of character with existing development, would seriously detract from the visual amenities of the area and as such, would depreciate the value of property in the vicinity. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would appear to come within 5m of a public watermain where no development would normally be permitted. The proposed development would therefore be prejudicial to public health.
- 3 The proposed development would seriously encroach on the standard building line setback of 2m which is required by the Council's Roads Department. The proposed development would therefore constitute substandard development and, as such, would be contrary to the proper planning and development of the area.

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Bosca 4122
Lár an Bhaile, Tamhlacht
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Telefon: 01-414 9000
Facs: 01-414 9104



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P.O. Box 4122
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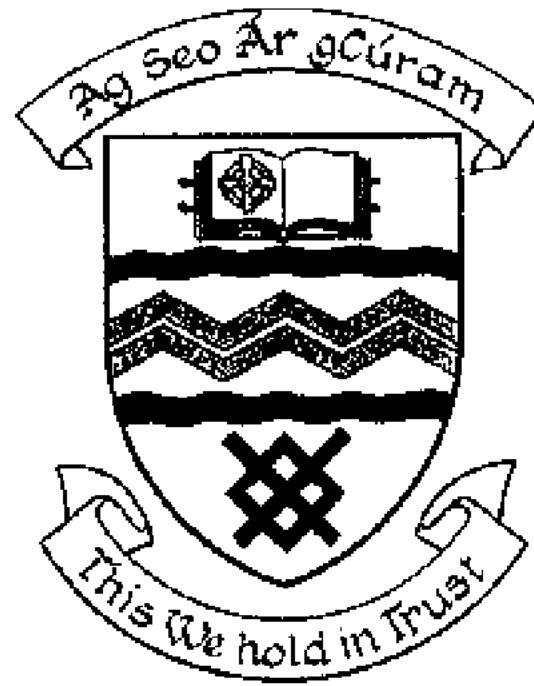
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


..... July 1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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Facs: 01-414 9104

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DEPARTMENT**
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Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1083	Date of Decision 25/05/1999
Register Reference S99A/0191	Date 29th March 1999

Applicant . John and Linda Fair,
Development Extension to existing house and new 2 bedroomed bungalow
adjacent to existing dwelling.

Location 54 Knocklyon Green, Templeogue, Dublin 16.

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 **GRANT PERMISSION & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

25/05/1999

.....
for SENIOR ADMINISTRATIVE OFFICER

John and Linda Fair,
54 Knocklyon Green,
Templeogue,
Dublin 16.

A decision to Grant Permission for extension to the existing house subject to (4) conditions and reasons specified in Schedule 1.

SOUTH DUBLIN COUNTY COUNCIL
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Lár an Bhaile, Tamhlacht,
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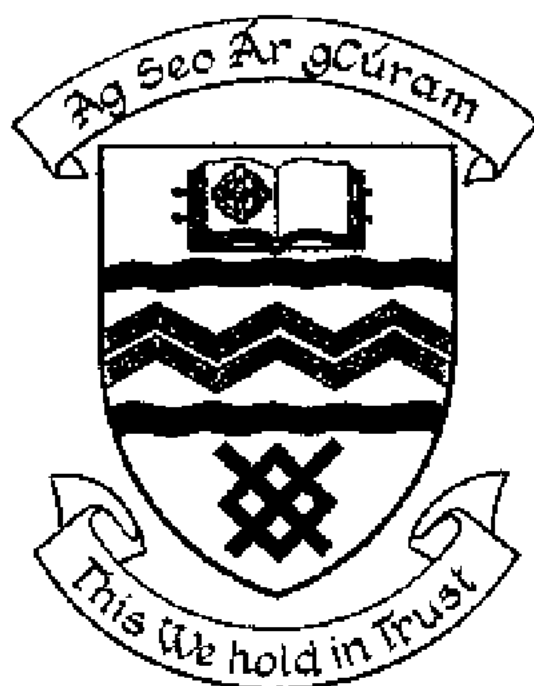
REG REF. S99A/0191
Schedule 1

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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REG. REF. S99A/0191

A decision to Refuse Permission for 2 bedroom bungalow adjacent to existing dwelling for the (3) reasons specified in Schedule 2.

Schedule 2

Reasons

- 1 The proposed dwelling by reason of its size and design, having particular regard to its height and narrow frontage, would be seriously out of character with existing development, would seriously detract from the visual amenities of the area and as such, would depreciate the value of property in the vicinity. The proposed development would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development would appear to come within 5m of a public watermain where no development would normally be permitted. The proposed development would therefore be prejudicial to public health.
- 3 The proposed development would seriously encroach on the standard building line setback of 2m which is required by the Council's Roads Department. The proposed development would therefore constitute substandard development and, as such, would be contrary to the proper planning and development of the area.