

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0181	
1. Location	63 Forest Close, Kingswood, Dublin 24.		
2. Development	Convert existing tiled roof garage to dormer bungalow and front tiled roof extension to same.		
3. Date of Application	25/03/99	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. Killian's Avenue, Greenhills,		
5. Applicant	Name: Mr. & Mrs. T. Kerslake, Address: 63 Forest Close, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1046 Date 18/05/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/06/1999	Written Representations	
9. Appeal Decision	13/12/1999	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/0181

APPEAL by T. Kerslake of 31 Saint Killian's Avenue, Greenhills, Dublin against the decision made on the 18th day of May, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the conversion of existing tiled roof garage to dormer bungalow and front tiled roof extension to same at 63 Forrest Close, Kingswood, 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 reason set out in the Schedule hereto.

SCHEDULE

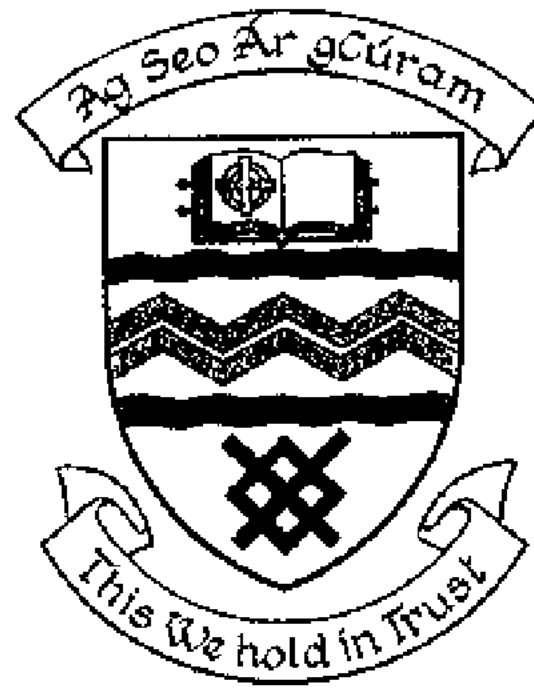
Having regard to the restricted area of the site, it is considered that the proposed separate dwelling unit independent from the existing house on site, would have inadequate private open space to serve it which would result in substandard residential development. The proposed development would therefore 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 18th 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
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**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 1046	Date of Decision 18/05/1999
Register Reference S99A/0181	Date 25th March 1999

Applicant Mr. & Mrs. T. Kerslake,
Development Convert existing tiled roof garage to dormer bungalow and front tiled roof extension to same.
Location 63 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

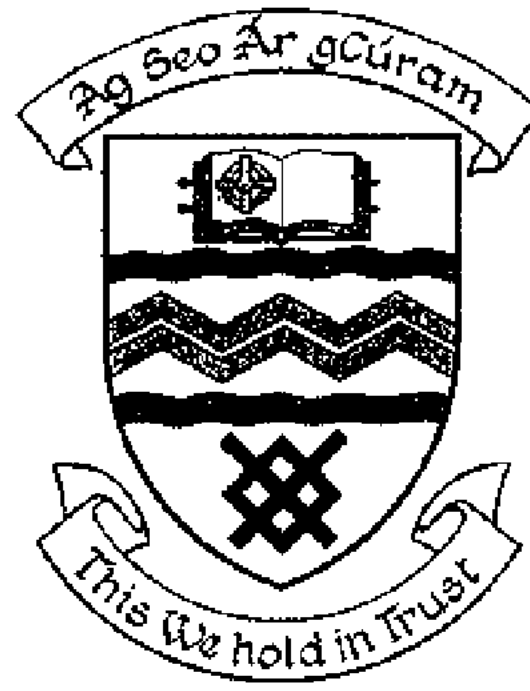
LA
..... 18/05/1999
for SENIOR ADMINISTRATIVE OFFICER

P. Murtagh,
31 St. Killian's Avenue,
Greenhills,
Dublin 12.

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REG REF. S99A/0181

Reasons

- 1 The proposal would result in a cramped form of residential development out of character with the locality and poorly related to neighbouring dwellings to the east, south east and north east. As such the proposal would seriously injure the amenities of property in the vicinity.
- 2 The proposed dwelling would have insufficient private open space behind the front building line to meet the minimum standards of the South Dublin County Development Plan 1998. As such the proposal would be contrary to the proper planning and development of the area.
- 3 The proposed house would not have the necessary 2.3 metre side wall to side wall separation from the existing house at No. 63 required by the South Dublin County Development Plan 1998. As such the proposal would be contrary to the proper planning and development of the area.