

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0070	
1. Location	11 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
2. Development	To convert the existing Gymnasium and Health Club into 2 no. self contained residential dwelling units.		
3. Date of Application	09/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Edward Fitzgerald Selby Architects, Address: Nemetos, Rockbrook,		
5. Applicant	Name: June Gunning-Kerslake, Lynn Kerslake, Address: and Marie Kerslake, 11 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0661 Date 07/04/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/04/1999	Written Representations	
9. Appeal Decision	02/11/1999	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

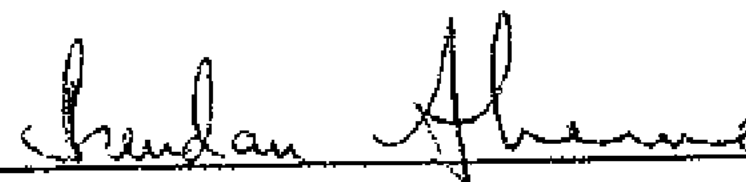
Planning Register Reference Number: S99A/0070

APPEAL by June Gunning-Kerslake, Lynn and Marie Kerslake care of Edmund Fitzgerald Selby of Nemetos, Rockbrook, Dublin against the decision made on the 7th day of April, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the conversion of existing gymnasium and health club into two self-contained residential units at 11 Lugnaquilla Avenue, Greenpark, Walskinstown:

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

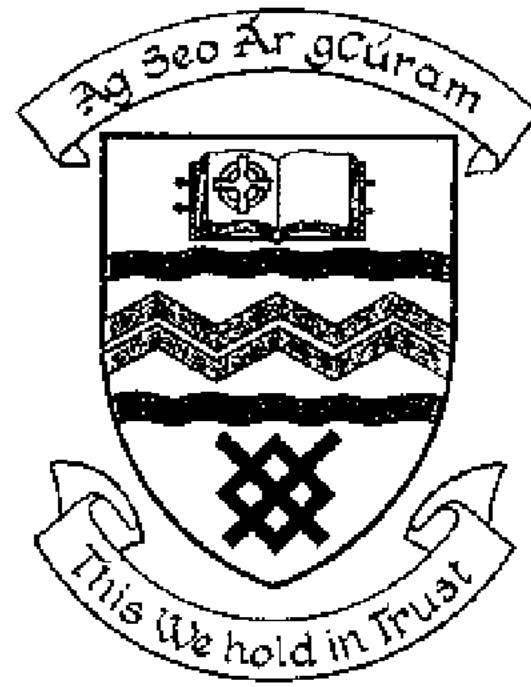
It is considered that the proposed development would constitute overdevelopment of this restricted site by reason of inadequate provision of private amenity space. The proposed development would also have a poor relationship with the adjoining residential property in terms of the protection of residential amenity and would be out of character both in form and design terms with surrounding residential property. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity and 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 2nd day of November 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.

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

Decision Order Number 0661	Date of Decision 07/04/1999
Register Reference S99A/0070	Date 9th February 1999

Applicant June Gunning-Kerslake, Lynn Kerslake,

Development To convert the existing Gymnasium and Health Club into 2 no. self contained residential dwelling units.

Location 11 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.

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

.....
for SENIOR ADMINISTRATIVE OFFICER

07/04/1999

Edward Fitzgerald Selby Architects,
Nemetos,
Rockbrook,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0070

Reasons

- 1 It is considered that the proposed development constitutes overdevelopment of this restricted site by reason of inadequate provision of private amenity space, the proposed development is also considered to have a poor relationship with the adjoining residential property in terms of the protection of residential amenity, in addition the proposed development is considered to be out of character both in form and design terms with surrounding residential property which is suburban in nature. As such it is considered that the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development materially contravenes the Development Plan zoning objective for the area, i.e. zoning objective 'A' 'to protect and improve residential amenity' and as such is not consistent with the proper planning and development of the area.
- 3 It is considered that the proposed development would set an undesirable precedent for other similar developments which would in themselves and cumulatively result in a reduction in residential amenity and as such would not be in the interests of the proper planning and development of the area.