

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0591
1. Location	Colmanstown, Rathcoole, Co. Dublin.	
2. Development	2 storey house extension.	
3. Date of Application	15/10/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 10/12/1998 1. 21/12/1998 2. 2.
4. Submitted by	Name: Eoin Tinkler & Triona Cummins, Address: Colmanstown, Rathcoole,	
5. Applicant	Name: Eoin Tinkler & Triona Cummins, Address: Colmanstown, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 0296 Date 12/02/1999	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	10/03/1999	Written Representations
9. Appeal Decision	09/07/1999	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 1998

County South Dublin

Planning Register Reference Number: S98B/0591

APPEAL by Owen Tinkler and Triona Cummins Tinkler of Colmanstown, Rathcoole, County Dublin against the decision made on the 12th day of February, 1999 by the Council of the County of South Dublin to refuse permission for the construction of a two-storey house extension at Colmanstown, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the construction of the said two-storey house extension for the reason set out in the Schedule hereto.

SCHEDULE

The proposed two-storey extension, by reason of its height, design and massing, would not integrate structurally or visually with the existing single storey house and would constitute sub-standard development. The visual appearance of the existing single storey house combined with the proposed two-storey extension would be out of character with the existing development in the area, would seriously injure the residential and visual amenities of the area and of property in the vicinity and would be contrary to the proper planning and development of the area.





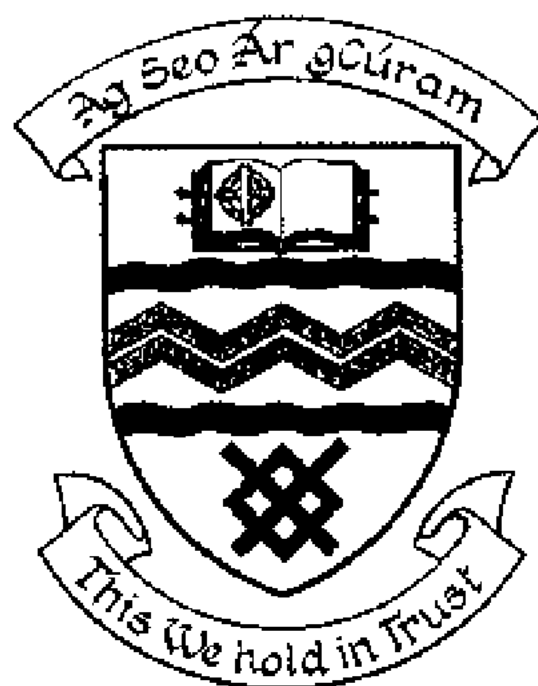
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 9th day of July 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 0296	Date of Decision 12/02/1999
Register Reference S98B/0591	Date 15th October 1998

Applicant Eoin Tinkler & Triona Cummins,
Development 2 storey house extension.
Location Colmanstown, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/12/1998 /21/12/1998

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

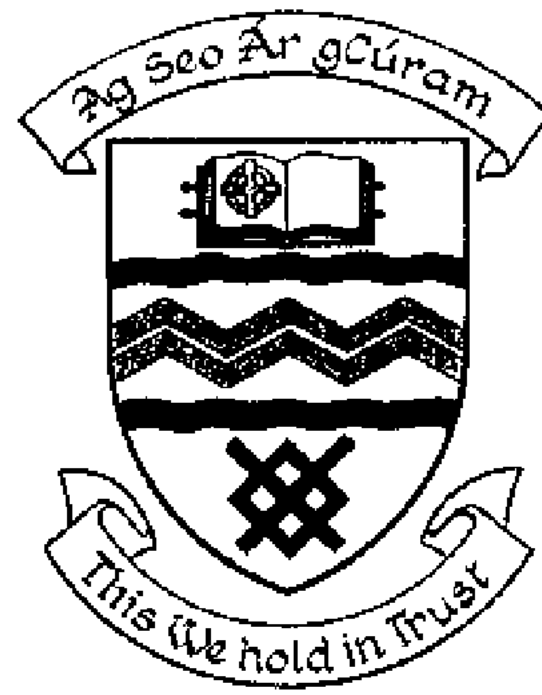
..... 12/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Eoin Tinkler & Triona Cummins,
Colmanstown,
Rathcoole,
Co. Dublin.

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Reasons

- 1 The proposed extension which does not integrate structurally with the existing dwelling and which by virtue of its height, design and massing takes no cognizance of the design or the main features of the existing structure would be visually incongruous and would constitute sub-standard development. The visual appearance of the existing dwelling and proposed extension would be out of character with the existing development in the area and would seriously injure the amenities of property in the vicinity.
- 2 By virtue of its size and design the proposed development constitutes an additional dwellinghouse on a restricted site. As such it would result in an overdevelopment of the site and would contravene materially the zoning objective for the area.

NOTE: The applicant is advised that the demolition of the existing structure and the erection of a new dwelling would be open for consideration.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2489	Date of Decision 10/12/98
Register Reference S98B/0591	Date 15th October 1998

Applicant Eoin Tinkler & Triona Cummins,
Development 2 storey house extension.

Location Colmanstown, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/10/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

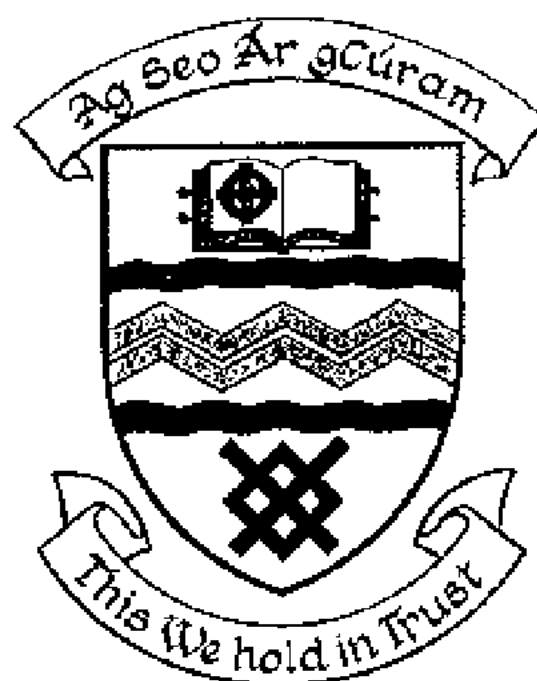
- 1 The applicant to submit a revised site plan **SHOWING** the sheds to the rear of the dwelling and the dwelling and septic tank to the east of the site thereon in accordance with the requirements of Article 23(1)(a) of the Local Government (Planning and Development) Regulations, 1994.
- 2 It would appear from an examination of the plans submitted that the proposed two storey extension will constitute a self-contained dwelling. The applicant to confirm whether this is in fact the case and whether they propose to use the existing dwelling for any other purpose rather than residential i.e. business purposes.
- 3 The proposed two storey extension will block the light available to the windows serving the rear of the existing dwelling. The applicant to submit details on how this

matter is to be addressed.
Eoin Tinkler & Triona Cummins,
Colmanstown,
Rathcoole,
Co. Dublin.

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The applicant is advised that in the opinion of the Planning Authority the proposed extension, which makes no attempt to integrate structurally with the existing dwelling and which by virtue of its height, design and massing takes absolutely no cognizance of the design or the main features of the existing structure, will be visually incongruous. As proposed, the development is totally unacceptable. Reconsideration of the design of the extension which takes due cognizance of and seeks to integrate with the design of the existing structure is imperative.

Note: Any proposal to use any part of the existing or proposed development for purposes other than residential or to demolish the existing dwelling and replace same will require revised notices and payment of balance of fee.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

10/12/98