

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0470
1. Location	405 The Garth, Belgard Heights, Dublin 24.	
2. Development	Extension over existing side garage and kitchen side passage	
3. Date of Application	31/07/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Frances & Peter Haire, Address: 405 The Garth, Belgard Heights,	
5. Applicant	Name: Frances & Peter Haire, Address: 405 The Garth, Belgard Heights, Dublin 24.	
6. Decision	O.C.M. No. 1956 Date 29/09/1998	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
8. Appeal Lodged	27/10/1998	Written Representations
9. Appeal Decision	25/05/1999	Grant 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/0470

APPEAL by Francis Doran of 118 The Point, Belgard Heights, Tallaght, Dublin against the decision made on the 29th day of September, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Peter Haire of 405 The Garth, Belgard Heights, Tallaght, Dublin for the erection of an extension over existing side garage and kitchen side passage at 405 The Garth, Belgard Heights, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said extension over existing side garage and kitchen side passage in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the pattern of development in the vicinity, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The design of the proposed extension shall be altered so that the first floor extension is set back one metre behind the existing front building line of the house. The proposed hipped roof shall be replaced by a ridge roof and standard gable end.

Reason: In the interest of the amenities of the area.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1956	Date of Decision 29/09/98
Register Reference S98B/0470	Date 31st July 1998

Applicant Frances & Peter Haire,
Development Extension over existing side garage and kitchen side passage
Location 405 The Garth, Belgard Heights, 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 GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

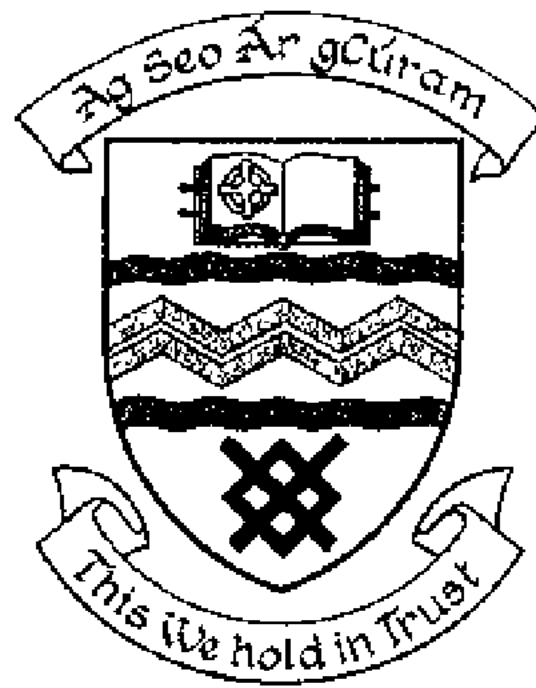
PH
..... 29/09/98
for SENIOR ADMINISTRATIVE OFFICER

Frances & Peter Haire,
405 The Garth,
Belgard Heights,
Dublin 24.

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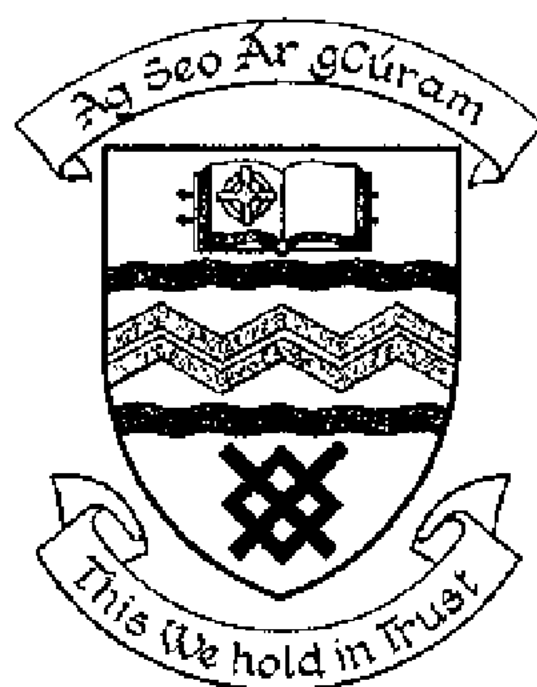
Conditions and Reasons

- 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 The design of the proposed extension shall be altered such that the bedroom above the garage be reduced in size so that the front wall of the room lines up with existing bedrooms 2 and 3. The proposed hip above bedroom No. 4 shall thereby, be omitted. The proposed hipped roof on the extension shall be replaced with an A-line roof to match the roof of the existing house.
REASON:
In the interest of architectural harmony and visual amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 5 Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.
REASON:
In the interest of public health.
- 6 At least TWO on-site parking spaces shall be provided within the front garden curtilage of the house.
REASON:

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In the interest of the proper planning and development of
the area.

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.