

91A/1060

CERTIFICATE NO: 25785

PROPOSAL: Convert Garage to Residence  
 LOCATION: 10A Gyness Grave Road Tondelogue  
 APPLICANT: BURNS

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	NO. OF FEE REC.	AMOUNT LOADED	BALANCE DUE	BALANCE DUE	DEBT/RECEIPT NO.
Dwellings	0032	224	224	-		
	0032					
	0032					
	0032					
	0032					
	0032					
	0032					
	0032					
	0032					
	0032					

Certified Correct: [Signature] Grade: S.O. 1/7/91  
 Enclosed: [Signature] Grade: S.O. 1/7/91  
 2, 3, 4, 5, 6 & 7 Enclosed Signed: [Signature] Grade: S.O. 1/7/91  
 2, 3, 4, 5, 6 & 7 Enclosed Signed: [Signature] Grade: S.O. 1/7/91

SS

(P)

Register Reference : 91A/1060

Date : 1st July 1991

Development : Convert existing garage into a two storey residence

LOCATION : 10A Cypress Grove Road, Templeogue

Applicant : Mr P. Burns

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 26th June 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
- 3 JUL 1991  
SAN SERVICES

FOR PRINCIPAL OFFICER  
AUG 1991  
Returned *gg*

Date received in Sanitary Services

FOUL SEWER

*Available - existing system.*

SURFACE WATER

*Available - existing system.*

*(Signature)*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*E. J. Sullivan 21/7/91.*

Register Reference : 91A/1060

Date : 1st July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY Avail also for zoned use 24  
hour storage to be provided.

*[Signature]*  
3/7/91

.....  
ENDORSED 79 CSA DATE 1/8/91

SS

(P)

Register Reference : 91A/1060

Date : 1st July 1991

Development : Convert existing garage into a two storey residence

LOCATION : 10A Cypress Grove Road, Templeogue

Applicant : Mr P. Burns

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 26th June 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
- 3 JUL 1991  
SAN SERV.

*[Signature]*  
PRINCIPAL OFFICER  
*[Signature]*

Date received in sanitary services

FOUL SEWER

*Available - existing system.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 20.08.91 .....  
Time ..... 4.00 .....

SURFACE WATER

*Available - existing system.*

*[Signature]*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*[Signature]* 21/7/91

Register Reference : 91A/1060

Date : 1st July 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY

*Arrival after for zoned use 24  
hour storage to be provided.*

*[Signature]*  
3/7/91

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

*99/1060*  
*[Signature]*

*1/8/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 20.08.91 .....  
Time ..... 4.00 .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

OUTLINE permission proposed to convert existing garage into a two-storey residence at 10A Cypress Grove Road, Templeogue, Dublin 6W for Mr. P. Burns Esq.

Ben Duignan Architect,  
245 Elm Mount Avenue,  
Beaumont,  
Dublin 9.

Reg. Ref. 91A/1060  
App. Recd: 26.06.91  
Floor Area: 115 sq.m.  
Site Area: 620 sq.m.  
Zoning:

Report of the Dublin Planning Officer, dated 22 August 1991

This is an application for **OUTLINE PERMISSION** is for the conversion of an existing domestic garage into a two-storey dwelling in the side garden of No. 10 Cypress Grove Road.

If the development were to necessitate the demolition of this garage in order to construct the proposed two-storey dwelling, then the wording of the advertisement: "Outline permission sought to convert existing garage into a two-storey residence ...." would be inadequate.

### REPORTS

Sanitary Services Department report dated 31.07.91 raises no objection.

### PLANNING COMMENT

This is a settled residential area of medium sized houses with relatively large gardens. *Corner plots* such as this have not been sub-divided to provide infill housing. The entire dwelling would be forward of the established building line on Templeville Drive, and as such, I consider that it would interfere with ~~the~~ existing residential amenities. It would also set an undesirable precedence for further such developments in the locality.

Although somewhat different in circumstances, <sup>α</sup> ~~the~~ proposed dormer bungalow was refused by the Planning Authority in the side garden of No. 102 Templeville Road, about 50m. north of the present site (Reg. Ref. 90A/2141).

I recommend that a decision to **REFUSE OUTLINE PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following (2) reasons:-

1. The proposed two-storey house would infringe the existing building line of Templeville Drive and ~~it would seriously and injure the amenities of residential property in the vicinity.~~

Over *would therefore be contrary to the proper planning and development of the area.*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

OUTLINE permission proposed to convert existing garage into a two-storey residence at 10A Cypress Grove Road, Templeogue, Dublin 6W for Mr. P. Burns Esq.

2. The development proposed to be sited forward of the existing building line would seriously injure the amenities of property in the vicinity and set an undesirable precedent for further such developments in the locality.

(RC/AC)

Endorsed:-

  
for Principal Officer

  
For Dublin Planning Officer

22.8.91

Order:-

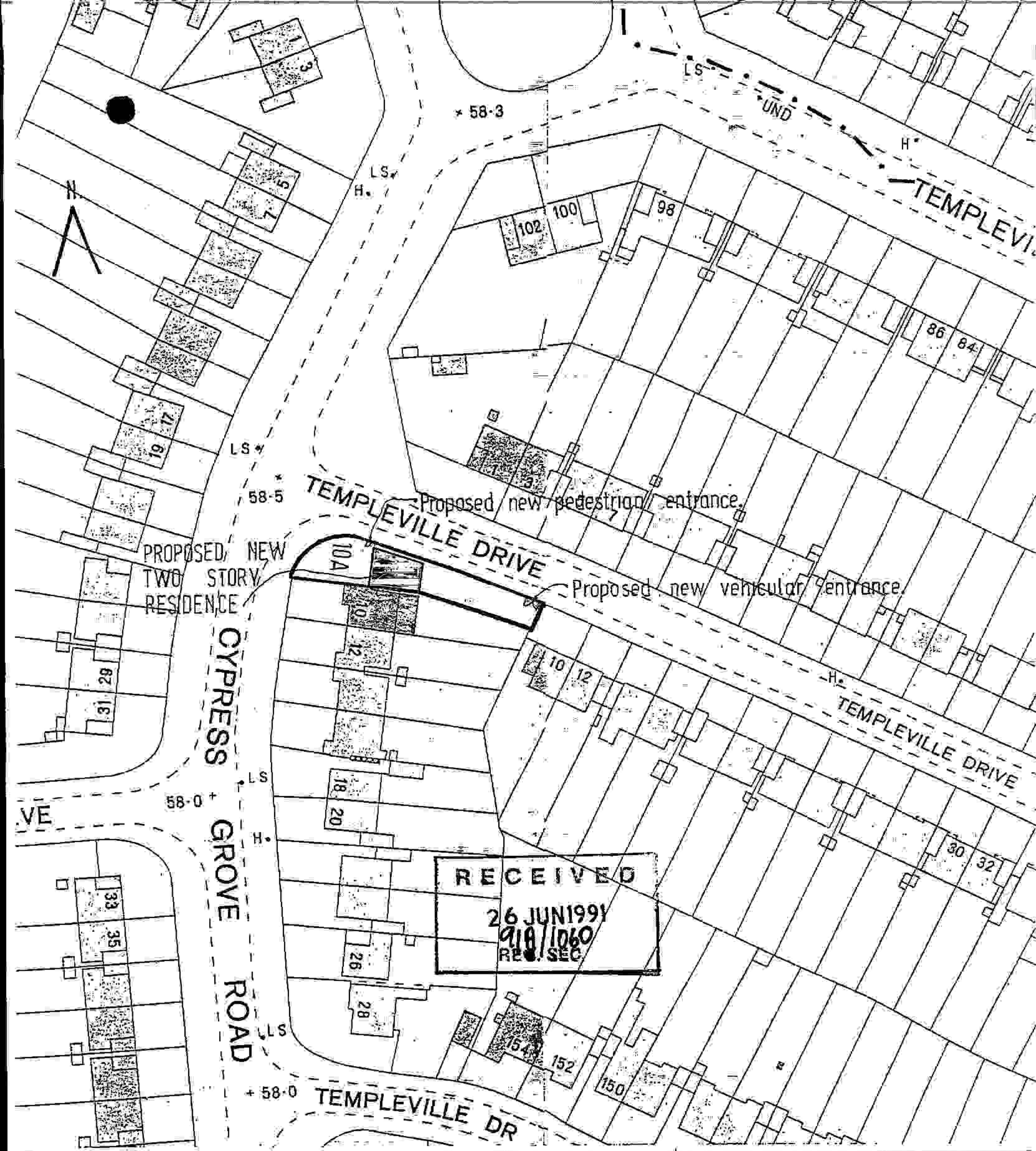
Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to **REFUSE OUTLINE PERMISSION** for the above proposal is hereby made by the Council for the (2) reasons set out above and **OUTLINE PERMISSION** is **REFUSED** accordingly.

Dated:

22 August, 1991.

  
APPROVED OFFICER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6 August, 1991.



PROPOSED TWO STORY RESIDENCE AT  
 10A, CYPRESS GROVE ROAD, TEMPLEOGUE,  
 DUBLIN 6W, for Mr. P Burns Esq.

B. Durnan, Architect,  
 245 Elm Mount Ave.,  
 Beaumont, Dublin 9. Ph. 318172.

Scale:- 1:1000.

Date:- June '91.

O.S.S. NO<sup>o</sup>. 3328-21+22.

LOCATION MAP B/01.



36  
77  
SS  
8  
Register Reference : 91A/1060

Date : 1st July 1991

Development : Convert existing garage into a two storey residence

LOCATION : 10A Cypress Grove Road, Templeogue

Applicant : Mr P. Burns

App. Type : OUTLINE PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 26th June 1991

Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL

- 3 JUL 1991

SAN SERVICES

FOR PRINCIPAL OFFICER

Date received in Sanitary Services

FOUL SEWER

*Available - existing system.*

SURFACE WATER

*Available - existing system.*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*[Signature]*  
31/7/91.

Register Reference : 91A/1060

Date : 1st July 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Avail able for zoned use 24  
hour storage to be provided.

*[Signature]*  
3/7/91

.....  
ENDORSED 79 C.M. DATE 1/2/91  
*[Signature]*

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Ben Duignan Architect, Register Reference No. 91A/1060  
245 Elm Mount Avenue, Planning Control No. ....  
Beaumont, Application Received 26.06.91  
Dublin 9. Additional Information Received .....  
Applicant Mr. P. Burns.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ P/3987/91 dated 22.08.91 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~APPROVAL~~

For conversion of existing garage into a two-storey residence at 10A  
Cypress Grove Road, Templeogue, Dublin 6W.  
for the following reasons:

1. The proposed two-storey house would infringe the existing building line of Templeville Drive and would, therefore, be contrary to the proper planning and development of the area.
2. The development proposed to be sited forward of the existing building line would seriously injure the amenities of property in the vicinity and set an undesirable precedent for further such developments in the locality.

Signed on behalf of the Dublin County Council .....

  
for PRINCIPAL OFFICER

Date .....

22 August 1991

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1*. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/1060

Date : 27th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

---

Dear Sir/Madam,

DEVELOPMENT : Convert existing garage into a two storey residence

LOCATION : 10A Cypress Grove Road, Templeogue

APPLICANT : Mr P. Burns

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 26th June 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Ben Duignan, Architect,  
245 Elm Mount Avenue,  
Beaumont,  
Dublin 9.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place  in appropriate box.  
 Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 10A, CYPRESS GROVE RD, TEMPLEOGUE, DUBLIN 6W.  
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR. PATRICK BURNS  
 Address 10, CYPRESS GROVE RD, TEMPLEOGUE, DUBLIN 6W. Tel. No. 903955

4. Name and address of person or firm responsible for preparation of drawings BEN DUGAN, ARCHITECT, 245 ELK MOUNT AVE., BEAUMONT, DUBLIN 9. Tel. No. 318172

5. Name and address to which notifications should be sent BYE LAWS NIL  
AS NO. 4 ABOVE.

6. Brief description of proposed development CONVERT EXISTING GARAGE INTO TWO STOREY RESIDENCE WITH SEPARATE ENTRANCES.

7. Method of drainage MAIN SEWER & S.W. DRAINS 8. Source of Water Supply MAINS SUPPLY.

9. In the case of any building or buildings to be retained on site, please state:  
 (a) Present use of each floor or use when last used RESIDENTIAL USE 2/24 26/6  
 (b) Proposed use of each floor RESIDENTIAL USE N41330

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO.

11. (a) Area of Site 620 Sq. m.  
 (b) Floor area of proposed development 115 Sq. m.  
 (c) Floor area of buildings proposed to be retained within site 195 Sq. m.

*Irish Press 19/6/91*

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREE HOLD

**RECEIVED**  
 26 JUN 1991

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15. List of documents enclosed with AND DETAILS OFF LOCATION MAP B/21  
Doc 24 Irish Press 19/6/91 with Ad. outlined in red.  
Check for £24 + covering letter.

16. Gross floor space of proposed development (See back) 115 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development PROVISION OF DWELLING HO. 1  
 Fee Payable £ 24 Basis of Calculation 3/4 of £30 for outline application.  
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Ben Dugan Date 21st June '91.

Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/1060

Amount Received £ 22-6 = 24.0 26/6

Receipt No \_\_\_\_\_ Date \_\_\_\_\_

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY CASH DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgement of the fee  
tendered in the prescribed application  
form. N 41370

CASH   
CHEQUE   
M.O.   
B.L.   
I.T.

£24.00

Received this 26th day of June 1991

from PF Burns  
10 Cypress Grove road

the sum of twenty four Pounds

Pence being 66 pence

planning application at 10A Cypress Grove road

Michael O'Sullivan Cashier

S. CAREY Principal Officer  
Class 1 House

245 Elm Mount Avenue,  
Beaumont,  
Dublin 9.

Dublin Co. Council,  
Planning Dept.,  
Block I,  
Irish Life Centre.


Re: Proposed Two Storey Residence at  
IOA, Cypress Grove Rd., Templeogue, Dublin 6W.

Dear Sir/Madam,

We wish to apply for outline planning permission for the conversion of an existing garage into two storey residence at the above. In so doing we will be sub-dividing the existing site as shown on Location Map B/OI. We are proposing a new pedestrian and vehicular access off Templeville Drive to the new residence.

If you require any further information we can be contacted at Phone 318172.

Yours faithfully,

  
Ben Duignan  
Architect.

21st June '91.

26 JUN 91