

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Rory O'Brien
9, Ardeevin Drive
Lucan
Co. Dublin

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0439	Date of Decision: 08-Apr-2021
Register Reference: SD21B/0064	Registration Date: 12-Feb-2021

Applicant: Rory O'Brien

Development: Alterations to existing dwelling to include demolition of existing single storey garage; single storey rear extension and garden shed; removal of first floor dormer and chimney; new external insulation ; new windows and roof windows; new dormer to the west; construction of new two storey extension to the east and a single storey extension to the rear of the site; overall increase of the floor area will be 86.55sq.m; all associated site works.

Location: 9, Ardeevin Drive, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-Feb-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing the site to the east. The proposed development is too close to the surface water sewer at approximately 2m. The nearest point of the building must not fall within a 45-degree line of influence from the base of the pipeline trench to avoid loading from structures being imposed onto the sewer. In this instance this requires a minimum set back distance of 4m from buildings to the outside diameter of the 225mm surface water sewer to allow adequate access for maintenance works and to

avoid loading from structures being imposed onto the sewer. Notwithstanding the existing structure, the proposed rear extension could potentially exacerbate any negative impacts and in the interests of public health should be redesigned and relocated away from this 225mm surface water. The applicant is therefore requested to reconsider the proposed design and submit the following:

- A revised layout that would not be prejudicial to public health and would have a setback distance of 4m from proposed extension to the outside diameter of the 225mm surface water sewer to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.

- A revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. This should be achieved via the use of further Sustainable Drainage Systems (SuDS)

Prior to replying to this Additional Information request, you should take the opportunity to liaise with the Environment Department.

2. The Planning Authority also has significant concerns with regards to the length of the single storey rear extension (6.4m long) and its impact on neighbouring residential amenity, loss of rear private amenity space and the visual impact of the extension. The applicant is therefore requested to review the SDCC House Extension Design Guide and submit a revised design with the following requirements:
 - The proposed extension should be reduced in length and should not extend further than 4m beyond the original rear building line of the house.
3. The proposed development would result in the substantial loss of existing rear garden space and it is considered that sufficient space is not provided to achieve an acceptable residential amenity for future occupants. The applicant is requested to delineate and state the remaining rear amenity space in the context of a revised proposal. Please note the private open space requirements for dwellings in the County Development Plan and provide a detailed rationale for any reduction below the stated minimums.
4. The applicant is advised that the Planning Authority has concerns in relation to the design of both side dormer extensions, in particular their close proximity to the neighbouring dwellings to the west and east, which may cause undue overlooking and have a negative impact on the privacy of the adjacent properties. The height and scale of the eastern dormer extension (Walk in Wardrobe) is of particular concern as, from the drawings it appears unbalanced when viewed from the main road and is not considered subservient to the main dwelling. The applicant is requested to submit revised dormer designs that are consistent with the requirements of 'Dormer extensions' of the South Dublin County Council House Extension Design Guide (2010) and submit a rationale for the proposed re-design. Revised floor plans, sections and contiguous elevations should be submitted with the additional information response.
5. The applicant is requested to submit a revised site layout plan at a scale of 1:500 clearly showing development in the immediate vicinity of the subject site, in particular existing housing development to the rear of the site. This is to ensure that a full assessment can be made and in the interests of clarity.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21B/0064

Date: 09-Apr-2021

Yours faithfully,



for **Senior Planner**