

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0707	Date of Decision: 31-May-2021
Register Reference: SD21A/0086	Registration Date: 07-Apr-2021

Applicant: Elizabeth Murphy
Development: Construction of a three bedroom, dormer type bungalow to side of existing family home; new entrance for car parking to existing house and all associated site works.
Location: 19, Grange View Drive, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Apr-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. (a) The applicant is advised that the Planning Authority has serious concerns in relation to the impact of the two storey rear projecting element on the existing dwellings, in particular No. 19. The proposal to provide a two storey projection of c7m adjoining the boundary wall and extending to c6.5m will adversely impact on the residential amenity of the adjoining dwelling by way of overbearing impact with loss of daylight. As such, it does not conform to the requirements of the Development Plan. The applicant is requested to provide revised plans (including floorplans, elevations, sections and contiguous elevations), which indicate a redesigned proposal that significantly reduces the impact of the proposal on adjacent properties. The applicant is requested to minimise the extent of two storey

element to the rear of the building line.

(b) The applicant shall submit a daylight shadow analysis for the revised proposal.

(c) the applicant is requested to submit a contiguous front and rear elevation to include the dwellings to the east.

2. The applicant shall confirm on a drawing if the building line is the same for the existing and proposed dwelling, or if the flat roof element projects beyond the existing building line. The applicant is also advised that the flat roof element to the front is not acceptable and is requested to submit revised plans and elevations which remove or redesign this element.
3. The applicant is requested to submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed, such as permeable paving.
4. The applicant is requested to submit a pre-connection enquiry to Irish Water and obtain a confirmation letter of feasibility from Irish Water regarding the proposed foul drain layout of the development.
5. The proposed development will impact/impinge on the existing street trees and grass verge on SDCC lands. The development proposal appears to require the removal of a street tree to accommodate a driveway. This is not in accordance with SDCC CDP 2016-2022 and would set an unwanted precedent. Therefore, the applicant is requested to submit proposals that mitigate against any impact to existing street trees.

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

Date: 31-May-2021

Yours faithfully,


for **Senior Planner**