

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

Paul O'Connell & Associates
8, Beech Grove
Lucan
Co. Dublin

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

Decision Order Number: 0767	Date of Decision: 08-Jun-2021
Register Reference: SD21B/0216	Registration Date: 14-Apr-2021

Applicant: Dr. Shahid Nabi

Development: Removal of part of the existing two storey dwelling at the side and the single storey part at the rear; construction of a three storey pitched roof extension to the side including roof windows on the front and rear slopes; 2nd floor space will be incorporated within/under the pitched roof slopes; a single storey pitched roof extension to the front; a single storey flat roof extension to the rear including roof windows; miscellaneous works including internal alterations and changes to elevations including to existing and new doors and windows; new window on the existing rear roof slope of the pitched roof; widen pedestrian and vehicular access from the public footpath and roadway to provide additional off-street parking.

Location: 80, Glenaulin Green, Dublin 20

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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. There are concerns with the three-storey side extension due to the potential impact on visual and residential amenity. The applicant is therefore requested to submit a revised design incorporating the

following items:

- (a) A 'Dutch' Hip should be incorporated into the design of the proposed side extension to reduce its visual impact.
 - (b) The applicant is requested to include a window feature on the gable end of the extension to serve the bedroom in the attic which would allow additional light and outlook as currently the room would only be served by two rooflights. The window should be designed in such a way that no overlooking of the property to the north would take place and should be orientated to the east and overlook the street. A suggestion is to include a triangular shaped window. This could be inset or projecting.
 - (c) A full set of plans and elevations showing these changes should be submitted.
2. South Dublin County Council records show that there is an existing 1800mm public surface water sewer traversing the site to the north west corner. There are concerns about the proximity of the proposed extension to an existing sewer. The applicant is therefore requested to submit the following information:
- (1) A drawing in plan and cross-sectional views showing the distance between the proposed development structure walls and the existing 1800mm surface water sewer. The drawings should also show the invert levels of the existing 1800mm surface water sewer and any adjacent proposed building foundations. The applicant is advised that further amendments to the proposed extension may be necessary.
 - (2) Submit details of water butts as part of SuDS (Sustainable Drainage System) measures for the proposed development. These should be shown on the revised plans and elevations.
3. There are concerns in relation to the width of the vehicular access proposed due to the potential visual impact and impact on traffic/pedestrian safety. The applicant is therefore requested to submit a revised proposal with a maximum width of c3.5m. This should be shown on plans and elevations. The boundary walls and pillars should be shown at the same heights as currently proposed.

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/0216

Date: 10-Jun-2021

Yours faithfully,

A handwritten signature in black ink, appearing to be 'P. Kelly', written over a horizontal line.

for **Senior Planner**