

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

AKM Design
Unit 4, Orchard Business Centre
2009 Orchard Avenue
Citywest Business Campus
Dublin 24

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

Decision Order Number: 1006	Date of Decision: 26-Jul-2021
Register Reference: SD21B/0325	Registration Date: 02-Jun-2021

Applicant: Graham Brown
Development: First floor extension to the rear and side over the existing rear/side extension providing 2 new bedrooms and study and bathroom; 3 new rooflights; internal alterations and associated works.
Location: 26, Knockmeenagh Road, Clondalkin, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Jun-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. Due to the close proximity of the extension to the side boundaries with adjoining residential properties and proposed height of the structure the Planning Authority has concerns in regard to the visual impact and scale of the proposal. While an extension at first floor at this site is generally acceptable in principle, the Planning Authority considers that the proposal should be revised to reduce the potential negative impact this structure could have on neighbouring properties. The applicant is requested to submit revised drawings demonstrating the following:
 - (i) The proposed extension setback at first floor level from both the eastern and western elevations.
 - (ii) The height of the extension should also be reduced by approx. 0.5 m (the applicant to determine

habitable floor to ceiling heights at both ground and first floor). Cross Sectional drawings to be submitted.

(iii) Reduction of overshadowing of neighbouring properties.

The applicant's response to this item should include a Design Statement clearly addressing the Planning Authority's concerns in regard to visual impact (including the use of a flat roof).

2. An opaque window is proposed at first floor level in the eastern elevation to provide light to the proposed bathroom. Due to the location of this window in relation to the adjoining property there are concerns with regards to overlooking or perceived overlooking. The applicant is requested to submit revised drawings showing the omission of this window. The applicant should consider introducing a rooflight to provide daylight into the bathroom.
3. The submission from No. 28 Knockmeenagh Road has stated that the submitted drawings do not show their existing rear extension nor the shared sheds/toilets. It is noted that the submitted site layouts do not appear to show the existing rear extension at this neighbouring property. There also appears to be a single storey structure between the two properties on the adjoining boundary, which is not shown on the drawings. The applicant is requested to submit revised drawings showing the existing rear extension at No. 28 Knockmeenagh Road and the structure on the eastern boundary between the two dwellings. The applicant should clarify if any works are proposed to this structure on the boundary. Accurate rear contiguous elevations and accurate site layout plan showing all development in the vicinity of the proposed extension to be submitted.

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/0325

Date: 26-Jul-2021

Yours faithfully,



for **Senior Planner**