

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: 1063	Date of Decision: 09-Aug-2021
Register Reference: SD21B/0346	Registration Date: 15-Jun-2021

Applicant: Siobhan McCrea
Development: Rooflight to the rear slope of existing roof; demolition of existing shed; two storey extension with flat roof and parapet to the rear; internal alterations; new garden shed and ancillary site works.
Location: 8, Sarsfield Terrace, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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. The Planning Authority has concerns regarding the impact of the two storey rear extension on the amenity of the adjoining properties. The property is situated mid terrace in a plot with an irregular shape. It is also visually prominent, due to the rear access. No details of the shed have been provided and it is unclear whether the living room space provided would function effectively. In order to address this concern, the applicant is requested to provide the following details and amendments:
 - indication of the impacts on the adjoining properties in terms of daylight and overshadowing and, if necessary, revised drawings to address these impacts, in accordance with the SDCC House Extension

Design Guide;

- details of the shed;
- details of remaining amenity space;
- details of living space downstairs (including any combined spaces).

2. The applicant shall liaise with the SDCC Architectural Conservation Officer to agree what works are acceptable, given the property is a Protected Structure, located within an Architectural Conservation Area. It should be noted that the applicant may be required to submit a further Architectural Impact Assessment and Method Statement as a result of this discussion. The applicant is requested to outline, in the additional information submission, the steps taken to address the design on back of the consultation with the ACO.

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/0346

Date: 09-Aug-2021

Yours faithfully,


for **Senior Planner**