

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

**Carol Forbes,**  
**4bes Design Services**  
**38, Larkfield Avenue**  
**Lucan**  
**Co. Dublin**

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

<b>Decision Order Number: 1173</b>	<b>Date of Decision: 31-Aug-2021</b>
<b>Register Reference: SD21B/0383</b>	<b>Registration Date: 07-Jul-2021</b>

**Applicant:** Rhoda Campion  
**Development:** Construction of single storey granny flat extension to the rear of existing dwelling comprising of living room, bedroom and bathroom.  
**Location:** 9, Liffey Wood, Lucan, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Jul-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 applicant is requested to provide the following information as required by section 11.3.3 (ii) of the South Dublin County Development Plan 2016 - 2022:  
- demonstrate that there is a genuine need for the family flat and indicate who the family flat is for and the relationship to the applicant.
2. It is considered that the layout would create an overbearing impact to No. 7 and would be out of character with the established pattern of development in the area. It is further considered that the external access to the proposed flat creates a risk of unauthorised sub-division of the dwelling in the future, and would if granted in its present form provide a precedent for similar development in the area.

The applicant is requested to provide revised plans with the following changes:

- access to the flat should be through the main house;
- the linking element along the full length of the southwestern perimeter of the garden is inappropriate due to its potential impact on No. 7. The flat should be reconfigured either to provide a traditional extension or to reposition the extensions to the northeastern boundary of the site.

**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/0383

**Date:** 02-Sep-2021

Yours faithfully,

  
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for **Senior Planner**