

**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)

**Ross Somers,**  
**RS Consulting Engineers**  
26a, Maywood Lawn  
Raheny  
Dublin 5

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

<b>Decision Order Number:</b> 1181	<b>Date of Decision:</b> 01-Sep-2021
<b>Register Reference:</b> SD21B/0387	<b>Registration Date:</b> 08-Jul-2021

**Applicant:** Eleanor Flood & Andy Langford  
**Development:** Construction of single storey ground floor extension to the rear with mono pitched roofs; new bay window to the front along with hipped/lean to roof extending over the front door; attic conversion with rooflights to the rear and widen existing vehicular entrance.  
**Location:** 12, Templeville Drive, Dublin 6w  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-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. It appears from the elevations provided (which are not full contiguous elevations), that the closest rear window/door of the adjoining house (No. 14) would be within a 45° of the extension in both plan and elevation, when considering the height of the extension to be half of the pitched roof height. This represents a potential for serious loss of daylight for the rear window/door of the adjoining house. It is clear that a rear extension on this site could be accommodated if it was stepped back from the common boundary with No. 14, by either:
  - providing a reciprocal separation distance between the extension and the party boundary, to that

separation distance which is provided by the rear extension of No. 14; or

- stepping back from the common boundary to such an extent that the extension would pass the 45° test referenced above; or

- stepping back from the party boundary by 1 metre for every 3 metres of height achieved, as per the advice of the House Extension Design Guide.

The applicant is requested to provide additional information as follows:

(a) submission of contiguous rear elevations showing the full elevations of Nos. 10 and 14, and  
(b) revisions to the rear extension which comply with the above recommendations or in some other way resolve the impact on the adjoining development.

2. The extension would accommodate a new kitchen/living space with two sets of sliding doors to an external patio. Steps down from the patio are provided to the garden surface. The height of the patio above ground is not indicated on the plans but is measured to be approximately 700mm. It appears that this is necessary from the site's topography, which slopes down to the rear.  
It is considered that the extended patio at a height of 700mm above ground level would compromise privacy for adjoining dwellings. The applicant is requested to address this by way of additional information.

**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/0387

**Date:** 03-Sep-2021

Yours faithfully,

  
for **Senior Planner**