

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: 1189	Date of Decision: 06-Sep-2021
Register Reference: SD21B/0391	Registration Date: 12-Jul-2021

Applicant: Triona Daly

Development: Partial demolition of part two storey part single storey extension to front (east), side (north) and rear (west); construction of a 66.5sq.m part two storey part single storey extension to side (north) and front (east) of dwelling; construction of a first floor 17sq.m extension to rear (west); minor internal modifications and elevational alterations; external hard and soft landscaping to front, side and rear; all associated site development works above and below ground.

Location: 68, Marian Crescent, Rathfarnham, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-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 Planning Authority has concerns in regard to the impact of the proposed development on visual and residential amenity. There is already a two storey extension to the side of the dwelling and the subject application would further extend the mass of the dwelling to the front, side and rear. The increase in the scale of the existing side extension and additional extension to the side of this would

lead to an unacceptable scale of development given its visibility from the streetscape. The flat roof of the new side extension would also be visually prominent when viewed from the streetscape, which is not in compliance with the South Dublin County Council House Extension Design Guide (2010).

The proposed new side extension should either be omitted or significantly reduced and redesigned to read with the existing dwelling and extension. The applicant is requested to submit a revised proposal that addresses these concerns and complies with the South Dublin County Council House Extension Design Guide (2010).

Furthermore, a site layout drawing showing the proposal and the site to the north (including footprint of that dwelling) should be submitted to a suitable scale.

2. The closest dwelling, No. 66 Marian Crescent, would have first floor windows located less than 22m from the proposed first floor windows on the proposed development. A review of the planning history of this neighbouring site shows that the windows could be to a first floor bedroom. The Planning Authority therefore has concerns that the new first floor windows on the rear elevation of the dwelling would lead to unacceptable overlooking on the neighbouring property at No. 66 Marian Crescent. The applicant is requested to submit further information addressing the concerns in regard to overlooking on the neighbouring property. It may be necessary to revise the proposal to ensure it complies with the South Dublin County Council House Extension Design Guide (2010).
3. (1) The applicant is requested to clarify how the proposed rain garden will manage surface water runoff from the proposed extension. The applicant shall demonstrate how building foundations will not be adversely affected by infiltrating surface water in rain garden system. The applicant shall submit a detail cross section of proposed rain garden which demonstrates this. Note Water Services welcome use of proposed rain garden in principle. The applicant shall include this within their drainage design.
(2) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway or rain garden. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway and rain garden in accordance with BRE Digest 365 – Soakaway Design.
(3) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
(4) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

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/0391

Date: 07-Sep-2021

Yours faithfully,


for **Senior Planner**