

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Brendan Balfe Architects
3, Nugent Road
Churchtown
Dublin 14.

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

Decision Order Number: 1221	Date of Decision: 14-Sep-2021
Register Reference: SD21B/0410	Registration Date: 23-Jul-2021

Applicant: Aoife & Colin Stoddart

Development: Domestic extension and alterations to existing two-storey semi-detached dwelling comprising of single and two storey extensions to rear; two storey extension to side; elevation changes; modifications to existing house; new rooflights to front roof; widen existing entrance gateway and all ancillary works.

Location: 9, Orchardstown Villas, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-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. There are concerns with the impact of the proposed two storey rear extension from a visual perspective and the two-storey side extension from a visual and residential amenity perspective. The applicant is requested to have regard to the SDCC House Extension Design Guide and the character of the application site and street scene and submit a revised design incorporating the following:
 - (a) Two storey rear extension:
The height of the two-storey rear extension should be reduced and should sit below the eaves of the original roof to reduce its visual impact.
 - (b) Two storey side extension:

The flat roofed element of the extension should be removed and reduced in height. A design that is more sympathetic to the design of the original roof is encouraged as this would reduce the visual impact and impact on the neighbouring property. It is recommended that the roof of the extension is level in height and matches the height of the existing slope. There could also be scope for a front dormer extension rather than the projecting flat roofed extension which may reduce the visual impact of the extension and adverse impact on the dwelling to the north of the site.

2. There are concerns regarding the lack of information submitted in relation to surface water. The applicant is requested to submit the following:
 - (1) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (2) 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.
 - (3) Submit details of Water Butts as part of additional 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/0410

Date: 14-Sep-2021

Yours faithfully,



for **Senior Planner**