

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

David Haslam
3, Willbrook Street
Rathfarnham
Dublin 14

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

Decision Order Number: 1224	Date of Decision: 14-Sep-2021
Register Reference: SD21B/0413	Registration Date: 27-Jul-2021

Applicant: Jean & David Haslam
Development: Part demolition of existing rear single storey extension and proposed new two storey flat roof extension with roof lights and all associated works.
Location: 3, Willbrook Street, Rathfarnham, Dublin 14
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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. Due to the extent of the first floor rear extension the Planning Authority has concerns in regard to impact of this structure on the adjoining neighbours in terms of overshadowing, overbearing and adverse visual impact. There is a single storey rear extension on the dwelling at No. 4. However, the proposed first floor extension would extend beyond this neighbouring extension. On the side (northern) boundary, with No. 9 Willbrook Street, while the extension would have setbacks from this boundary, No. 9's rear extension is located along its northern boundary so that the rear building line of the original dwelling remains at the boundary with the subject site. There is a window, possibly to a habitable room, on the rear elevation of the neighbouring dwelling that would be impacted by the current proposal. The applicant is requested to address these concerns by way of assessment and revisions to the current proposed development. This may involve reducing the length of the proposed first floor extension.

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/0413

Date: 14-Sep-2021

Yours faithfully,



for **Senior Planner**