

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

Richard & Nikki Potts
35, Tynan Hall Avenue
Dublin 24

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

Decision Order Number: 1253	Date of Decision: 21-Sep-2021
Register Reference: SD21B/0431	Registration Date: 30-Jul-2021

Applicant: Richard & Nikki Potts
Development: Conversion of existing attic space comprising of modification of existing hipped roof structure to form a gable end design; construction of flat roof dormer to the rear with dormer windows and new internal access stairs.
Location: 35, Tynan Hall Avenue, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-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 is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore the applicant is requested to redesign the roof profile which may incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof and that the edge of the proposed dormer does not go beyond the intersection of the main roof ridge and the ridge of the 'dutch hip'.

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/0431

Date: 21-Sep-2021

Yours faithfully,



for Senior Planner