

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**Shehzad Hussain
1, Foxborough Grove
Lucan
Co. Dublin**

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

Decision Order Number: 1278	Date of Decision: 27-Sep-2021
Register Reference: SD21B/0432	Registration Date: 03-Aug-2021

Applicant: Shehzad Hussain

Development: Two storey extension at side and rear and connection to the existing services thereon consisting of accommodation at the side extension and an increase in the size of kitchen and the size of two existing bedrooms at the rear extension. wo storey extensions at side and rear and connection to the existing services t

Location: 1, Foxborough Grove, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Aug-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. In order to visually accord with the character of the area and to comply with the SDCC House Extension Design Guide 2010 the applicant is requested to submit revised drawings clearly showing the location of the proposed additional separate front entrance door for the family flat to be relocated to the side of the family flat.
2. To visually accord with the character of the area the applicant is requested to submit revised drawings clearly showing a 'Dutch' hip roof profile for the southern elevation of the family flat to match the existing 'Dutch' hip of the existing dwelling. Furthermore, in order to reduce perceived overbearing

impact the rear extension would benefit from a 'dutch hip' rather than a gable end. Revised drawings should be submitted accordingly.

3. To comply with Section 11.3.1 Residential (v) Privacy of the SDCC Development Plan a separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy and avoid undue overlooking. As there is a separation distance of only c.17.3m between directly opposing above ground floor windows with the neighbouring property to the rear (No.13 Foxborough Lawn) the applicant is requested to submit revised drawings and a revised design to address this issue which may include the provision of angled windows with directional views.
4. The applicant is requested to submit the following information regarding requirements for Surface Water Drainage:
 - (i) South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings should also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.
 - (ii) 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.
 - (iii) The applicant is requested to submit a revised drawing showing plan & cross sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should be:
 - At least 5m from any building, public sewer, road boundary or structure.
 - Generally, not within 3m of the boundary of the adjoining property.
 - Not in such a position that the ground below foundations is likely to be adversely affected.
 - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - Soakaways must include an overflow connection to the surface water drainage network.

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/0432

Date: 28-Sep-2021

Yours faithfully,



for Senior Planner