

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Ross Somers**  
**26a, Maywood Lawn**  
**Raheny**  
**Dublin 5**

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

<b>Decision Order Number:</b> 1287	<b>Date of Decision:</b> 29-Sep-2021
<b>Register Reference:</b> SD21B/0435	<b>Registration Date:</b> 05-Aug-2021

**Applicant:** Ruth Byrne & Des Condon  
**Development:** Construction of two storey rear extension and attic conversion with rear and side dormers along with associated alterations to the profile of the existing roof.  
**Location:** 38, Templeroan Park, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-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. The proposed development, including the side and rear dormer windows will significantly alter the existing roof profile of the dwelling and by reason of the awkward relationship between the proposed dormers and the existing roof, the excessive mass, width and poor overall architectural design would fail to integrate and respond to the subject site and the surrounding context and would result in a visually incongruous feature that would detract from the visual amenity and character of the area. The proposal is considered to be contrary to the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010). The applicant is requested to submit revised proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide.

**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/0435

**Date:** 29-Sep-2021

Yours faithfully,

  
for **Senior Planner**