

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

Stephen Ellis,
SE Home Improvements
9, The Dale
Kingswood Heights
Dublin 24

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

Decision Order Number: 1298	Date of Decision: 30-Sep-2021
Register Reference: SD21B/0437	Registration Date: 06-Aug-2021

Applicant: Neil Lalor
Development: Construction of a ground floor extension in the front courtyard; first floor pitched roof re-design consisting of 2 bedrooms and a ground floor extension to the rear of the house with all associated site works.
Location: 32, The Dale, Kingswood Heights, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-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. There are concerns in relation to the design of the proposed development and the potential impact on the visual character of the area. In the interests of preserving the defining characteristics of the streetscape, the applicant is requested to:
 - (i) Consider the re-design of the proposed ground floor extension to the front to retain some or all of the distinctive features of the front elevation, namely the unsupported full bay window and carriage archway.
 - (ii) Consider the re-design of the attic conversion and extended floor area to retain the stepped double gable roof profile. In re-designing the attic conversion and extended floor area, the Applicant could

consider providing the extension to the rear of the dwelling, which may facilitate the retention of the distinctive double gable roof profile.

2. It is noted that there are inconsistencies and inaccuracies in the submitted drawings. In this regard the applicant is requested to submit the following:
 - (i) A revised Site Layout Plan (Dwg No. PP02) showing the correct orientation of the north point and levels.
 - (ii) Cross sections through the length of the building.
3. As noted in the Water Services Planning Report prepared by the Drainage Section, it does not appear that the applicant has proposed any SuDS (Sustainable Drainage Systems). It is therefore requested that the applicant submit a drawing with plan and cross sectional views clearly demonstrating the proposed SuDS features of 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/0437

Date: 30-Sep-2021

Yours faithfully,


for **Senior Planner**