

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

Hillary Garvey
8, Merton Road
Rathmines
Dublin 6

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

Decision Order Number: 1335	Date of Decision: 07-Oct-2021
Register Reference: SD21A/0225	Registration Date: 13-Aug-2021

Applicant: Hillary Garvey

Development: Demolition existing single storey garage, rear single storey extension, rear sheds, side chimney. Construction of a new two storey side and a new single storey rear extension, the new storey side extension and part of new rear single storey will contain a family flat unit with separate entrance to front at 52 Cypress Grove Road Dublin 6.

Location: 52, Cypress Grove Road, Dublin 6w

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-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 Planning Authority has concerns regarding the description and nature of the proposed development. The proposed two-storey element may be deemed to represent a two-bedroom dwelling. The applicant should:
 - (i) Demonstrate compliance with Policy H19 Family Flats and Section 11.3.3 of the County Development Plan. In particular, please note that the policy and objectives require that the applicant satisfy the Planning Authority that there is a valid need for a semi-independent accommodation for an immediate family member (such as an older parent or other dependent). The Policy also states that a

family flat should represent 'a temporary subdivision'. The Planning Authority considers that the two-storey element does not satisfy the sentiment behind this policy and that the applicant should consider applying for a two-bedroom dwelling house (subject to item i). Please note that a separate front door will not be acceptable and should be omitted if a family flat is sought.

(ii) If the applicant seeks to apply for a two-storey dwelling, revised notices should be submitted, in conjunction with a design statement clearly demonstrating that the dwelling meets the minimum design standards and that both parking and minimum rear amenity spaces can be achieved for both dwellings.

2. Having regard to Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) and submissions and observations received, the applicant is requested to submit revised plans, section and elevational drawings clearly demonstrating the following amendments to the design:

(i) the roof shall be lowered below the existing dwelling ridge line to create a distinct separation of the side extension with the existing dwelling.

(ii) the front elevation at first floor shall be recessed back by 0.5m from the front building.

The reason is to seek to eliminate a terracing effect and thereby retain the distinction of a semi-detached dwelling in keeping with the character of the surrounding area.

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: SD21A/0225

Date: 11-Oct-2021

Yours faithfully,


for Senior Planner