

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Kevin Tiernan
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 1366	Date of Decision: 19-Oct-2021
Register Reference: SD21B/0458	Registration Date: 27-Aug-2021

Applicant: Ronan Flynn
Development: Attic conversion for storage with dormer to the rear; raised gable to the side; 2 'Velux' roof windows to the front.
Location: 48, Barton Road West, Dublin 14
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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. 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 include for and 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 side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.
2. The South Dublin House Extension Design Guide (2010) recommends that dormers are set back at least three tile courses from the eaves. The applicant is requested to submit a revised set of drawings demonstrating that the dormer extension is set back at least three tile courses from the eaves and that

the dormer does not come off the back wall of the house.

3. The existing side elevation (west) does not show any windows on the original dwelling on this elevation. A window is shown on this elevation on the proposed drawing. However, based on the site visit and existing first floor plan this window appears to be existing. The proposed attic floor plan shows a window on this elevation that is not reflected on the proposed side elevation (west). The applicant is requested to submit revised side (west) elevational drawings demonstrating what windows are existing and what are proposed.

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/0458

Date: 19-Oct-2021

Yours faithfully,


for **Senior Planner**