

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Carol Forbes,
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Lucan
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1395	Date of Decision: 27-Oct-2021
Register Reference: SD21B/0465	Registration Date: 02-Sep-2021

Applicant: Orla Maguire
Development: Construction of a new two storey extension to the side of existing dwelling comprising of family room and office at ground floor level and bedroom c/w en-suite at first floor level.
Location: 35, Johnsbridge Walk, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Sep-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 half hipped arrangement to the southernmost end of the roof profile. A slight re-design is required to ensure the provision of a hipped roof profile which would be more consistent with the existing streetscape. The proposed 'token' hip-feature is not considered to be acceptable at this prominent location.
 - (ii) Consider the re-design of the southern gable of the proposed side extension to enhance the passive surveillance of the adjacent streetspace along Griffeen Avenue.

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 Plan (Drawing No. JW-14) illustrating the outline of Nos. 1 and 2 Johnsbridge Park to the rear of the subject site and annotating the distance between the proposed development and the rear elevation of Nos. 1 and 2 Johnsbridge Park.
 - (ii) A revised Site Plan (Drawing No. JW-14) or Existing and Proposed Front and Rear Elevations – Contiguous (Drawing No. JW-13) clearly illustrating the existing and proposed side passage access arrangements for the rear garden and the existing and proposed separation distance between elevation of the dwelling and the southern boundary.
3. The Planning Authority notes that no reference is made in the statutory notices or drawings submitted by the applicant to any amendments to the existing boundary treatments, particularly the western and southern boundary. In this regard the applicant is requested to demonstrate on the drawings that no such amendments are proposed to the boundary treatment at the subject site.
Should any amendments be proposed to the existing boundary treatments, these should be shown in plan, section and elevational drawings to allow full assessment by the Planning Authority and new statutory notices should be submitted. Please note that the Planning Authority looks favourably on the retention of the existing dwarf wall and railings.

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/0465

Date: 28-Oct-2021

Yours faithfully,


for **Senior Planner**