

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

Patrycja Rogala
81, Barton Road Extension
Rathfarnham
Dublin 14

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

Decision Order Number: 1408	Date of Decision: 01-Nov-2021
Register Reference: SD21B/0469	Registration Date: 06-Sep-2021

Applicant: Clare MacNamara and Colm O'Callaghan
Development: New front porch and canopy, single storey rear and side extension, dormer window to rear roof, widening vehicular access, 'Velux' window to the front, some internal alterations and associated site works.
Location: 2, Aranleigh Gardens, Rathfarnham, Dublin 14
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-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. The front extension will have a roof canopy that will be supported by two block walls (piers) that will project outwards from the extension by 0.6m creating an architectural alcove feature. As the projecting supporting walls (piers) of this alcove feature would limit the ability for vehicles to access and egress the driveway safely the applicant is requested to revise the design of the single storey front extension which may include omission of the two projecting block walls (piers) creating the alcove feature.
2. The rear dormer will be built off the rear wall of the dwelling which is not acceptable for visual reasons (as it gives the impression of an extra storey to the dwelling). To comply with the SDCC House Extension Design Guide 2010 the dormer needs to be inset at least three tile courses from the

eaves line. The dormer needs to be inset at least three tile courses from the rear eaves and shall not be constructed off the rear wall of the dwelling. The applicant is requested to submit revised drawings accordingly.

3. The applicant is requested to submit a revised layout clearly showing:
 - (a) Where the existing piers are located, and the dimension between.
 - (b) The pier proposed to be removed, the new pier proposed location and the dimension between.
 - (c) 3 distance measurements from corner of new porch to the boundary as it sweeps around.
 - (d) AutoTRAK Swept Path analysis drawing showing the traffic movements required for a vehicle to safely access and egress the site. The Planning Authority generally request a minimum 6m from front of building line to front boundary wall.

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/0469

Date: 01-Nov-2021

Yours faithfully,


for **Senior Planner**