

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

Stephen & Kasia Slattery
26, Fortfield Square
Terenure
Co. Dublin 6W

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

Decision Order Number: 1435	Date of Decision: 04-Nov-2021
Register Reference: SD21B/0482	Registration Date: 10-Sep-2021

Applicant: Stephen & Kasia Slattery

Development: Provision of first floor side extension and roof over existing garage; demolition of existing single storey back extension; new single storey back extension; conversion of attic to habitable room; new dormer window to existing back roof; two rooflights to back roof; widening of existing vehicular entrance to 3.6m; all associated works.

Location: 129, Templeville Drive, Dublin 6w

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-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 Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. Furthermore, the subject site partially contributes to truncation of an existing vista from Templeville Drive (north). It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from

the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:

- (1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.
- (2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.
- (3) The front façade of the first-floor side extension and correlating roof structure should be set back from the existing front building line by a minimum of 0.5m.
- (4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

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/0482

Date: 08-Nov-2021

Yours faithfully,


for **Senior Planner**