

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

Michael Frain
4, Seafield Park
Booterstown
Co. Dublin

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

Decision Order Number: 1453	Date of Decision: 08-Nov-2021
Register Reference: SD21B/0485	Registration Date: 14-Sep-2021

Applicant: Eoin and Orla Craig

Development: Conversion of existing garage to habitable space; first floor extension to side of existing dwelling with pitched roof and rooflight to side roof slope; extension to the existing hipped roof; two-storey flat roof extension to rear of dwelling; demolition of existing garden shed; demolition of chimney to side of existing dwelling; all associated internal alterations, demolitions, site, landscaping, drainage and ancillary works.

Location: 51, Cypress Grove Road, Dublin 6w

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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 parapet level, depth and proximity to the boundary with No. 49 to the north, would in combination have a detrimental impact on No. 49, in particular through overshadowing, loss of aspect and loss of daylight to the rear habitable room nearest the extension. The ground floor of the rear extension fails the '45 degrees' test when assessed against the rear window/door in the back elevation of No. 49. The '45 degrees' test is set out as follows:
'Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and

elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope.'

The applicant is requested to amend the rear extension to resolve this issue. This could be done by way of reducing the height or depth of the extension, or providing for a pitched roof to that side which might lessen the potential impact on the adjoining property. Alternatively, the applicant may wish to set back the extension from the boundary with No. 49. Additional information should be provided.

2. The corner window at first floor level is not acceptable, as it would provide for direct overlooking of the rear garden of No. 53. The applicant is requested to revise this window so that it is rear-facing, rather than a corner feature.
3. The applicant is requested to submit:
 - (a) plans and sections of the shed to be demolished;
 - (b) Amended plans, sections and/or elevations as necessary to identify and specify the chimney which is proposed to be demolished (as per the notices).

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/0485

Date: 10-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**