

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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D.C. Turley and Associates
2, The Crescent
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1460	Date of Decision: 08-Nov-2021
Register Reference: SD21B/0486	Registration Date: 14-Sep-2021

Applicant: Lar O'Callaghan Building Contractors

Development: Conversion of attic space of three-bedroom house granted under planning permission SD20A/0182 to habitable space, creating a four-bedroom house with the inclusion of dormer window on rear elevation; all ancillary site works.

Location: 6, Glenside Villas, Old Lucan Road, Dublin 20

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. There are concerns in relation to the design of the proposed development. In this regard, a re-design of the proposed attic conversion and rear dormer is required to ensure adherence to the content of the South Dublin County Council House Extension Design Guide (2010) and to ensure the proposal does not impact on the residential and visual amenity of the subject site and surrounding properties. The following concerns should be addressed by any re-design of the proposed development:
 - (i) The proposed dormer extension appears to be set back just 1 No. tile course from the eaves line of the dwelling. It is noted that to ensure compliance with South Dublin County Council House Extension Design Guide (2010) the proposed dormer should be set back at least 3 No. tile courses

from the eaves line.

(ii) Owing to the size and scale of the proposed dormer extension, it may dominate the roof profile of the dwelling. In this regard a re-design of the proposed dormer extension is required to reduce the scale and massing of the proposed rear dormer.

(iii) A re-design to reduce the overall scale of the proposed dormer extension is required as having regard to the orientation of the subject site and the size and scale of the proposed dormer extension, the Planning Authority is concerned that there may be an impact on the rear amenity space and ground floor windows of No. 6 Glenside Villas in terms of overshadowing and overbearing impact.

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/0486

Date: 11-Nov-2021

Yours faithfully,

Brian Connolly
for Senior Planner