

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Robert Fitzpatrick
3, Westbourne Close
Clondalkin
Dublin 22

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

Decision Order Number: 1451	Date of Decision: 09-Nov-2021
Register Reference: SD21B/0492	Registration Date: 15-Sep-2021

Applicant: Edel Robinson
Development: Remove hip to end gable; increase gable wall to allow a roof to extend out to gable wall line; attic conversion to incorporate a storeroom with full dormer window to rear of existing dwelling; all ancillary site works.
Location: 4, Palmerstown Close, Palmerstown, Dublin 20
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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 proposed change in roof profile from full hipped to gable, attic conversion and rear dormer extension would significantly alter the existing roof profile of the dwelling (which forms part of a pair of semi-detached dwellings) and by reason of the excessive mass, scale and extent and design would fail to integrate and respond to the subject site and the surrounding context. The proposal is considered to be contrary to the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010). The applicant is requested to submit revised proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide and which omits the end gable. Revised proposals should retain a hipped-roof element to the proposal.

2. The applicant is requested to submit an Existing and Proposed Ground Floor Plan. If it is the case that no development is proposed at ground floor level, the applicant is requested to confirm this in writing.

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/0492

Date: 10-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**