

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

Stephen Mason Architectural and Planning Services
2, Clonkeefy
Castlerahan
Ballyjamesduff
Co. Cavan

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

Decision Order Number: 1469	Date of Decision: 15-Nov-2021
Register Reference: SD21B/0504	Registration Date: 23-Sep-2021

Applicant: Dave and Jessica Doherty

Development: Demolition of previous flat roof rear extension; single storey mono pitched roof front extension (full width of existing house); single storey flat roof rear extension; conversion of existing garage to habitable use and internal alterations at ground and first floor levels; Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and including dormer window structure within the rear roof slope ; rooflights within the front and rear slopes; detached single storey flat roofed shed/home gym building within the rear garden; all nessecary ancillary site development works to facilitate this development.

Location: 23 Newlands Park, Clondalkin, Dublin 22.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-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 applicant is requested to submit a revised design for the detached shed structure to the rear whereby a revised design may include for reduction in the height of the shed structure and a reduction

in the depth of projection of the shed to address the issues of overbearing and overshadowing impact on immediate neighbours to the east and to the west.

2. The applicant is advised that the SDCC House Extension Design Guide 2010 recommends a that the depth of projection from the main front building line is limited to a maximum of 1.5m in order to prevent adverse impact on residential amenity of neighbouring properties. The applicant is requested to reduce the depth of the proposed single storey front extension to comply with House Extension Design Guide and to demonstrate a 6 metre minimum required for car parking to the front.

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/0504

Date: 15-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**