

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Alan Syron**  
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**F26N9Y4**

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

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|---------------------------------------|---------------------------------------|
| <b>Decision Order Number: 1536</b>    | <b>Date of Decision: 30-Nov-2021</b>  |
| <b>Register Reference: SD21B/0516</b> | <b>Registration Date: 06-Oct-2021</b> |

**Applicant:** Ping Shi  
**Development:** 2 storey extension to rear of existing dwelling; all associated site works.  
**Location:** 19, Greenhills Road, Walkinstown, Dublin 12  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-Oct-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 has concerns that the existing dwelling is currently being used or may in the future be subdivided into 2 separate dwellings. The drawings appear to indicate a semi-independent dwelling along the north-eastern side of the dwelling at ground and first floor level (sitting room and kitchen/dining area at ground floor level and 2 bedrooms at first floor level, with separate staircase and no link with the existing dwelling), where a previously permitted extension was constructed (SD13B/0237). The Planning Authority notes that a separate dwelling has not been applied for and does not form part of the development description in the Statutory Notices. This is challenging to assess due to the discrepancies and ambiguity in the submitted drawings and the layout permitted under SD13B/0237.

(a) The applicant is requested to demonstrate compliance with Condition No. 4 of SD13B/0237. The existing floor plans do not appear to correspond to the layout of the plans approved under SD13B/0237 and the floor plans shown on Drawing No. 20-191-A-P-1000 would appear to contravene condition No. 4 attached to SD13B/0237 in that there appears to be an internal wall subdividing the existing dwelling and the side extension into 2 No. separate dwellings.

(b) If the proposed development is to result in the subdivision of the existing dwelling the applicant is requested to submit a rationale and design statement clearly demonstrating compliance with Policy H19 of the County Development Plan.

(c) Clear, unambiguous drawings of the Existing and Proposed Floor Plans should be submitted for full assessment. Please note that a Design Statement clearly demonstrating quality of room space is achieved, including required widths, compliance with the Building Regulations and adequate penetration of natural light should also be provided.

2. The Planning Authority has concerns that the proposed upper storey extensions would give rise to negative residential impact on adjoining properties by way of overbearing impact due to mass, scale and bulk. The Applicant is requested to submit a re-design of the proposed upper storeys. The revised design should demonstrate that it is in adherence to the South Dublin County House Extension Design Guide (2010) and the South Dublin County Council Development Plan 2016-2022. In particular, the applicant should address:

(i) Overbearing Impact - Section 4, Page 12 of the South Dublin County House Extension Design Guide (2010). As a minimum the proposed first floor and roof extension shall be reduced in size and bulk and shall be set back from the side gable building line to the north by a minimum of 1.5m and set back from the adjoining property (No. 21) by a minimum of 1.5m (3 metres in total), to ensure an appropriate separation distance between the proposed extension and the boundary with adjacent properties and to comply with policy.

(ii) Re-design the proposed new roof profile to ensure that it sits below the ridgeline of the existing roof and is 'subservient' to the existing the roof profile.

3. (a) Existing and Proposed Site Layout Plan.

The Existing and Proposed Site Layout Plans are deficient in that they do not accurately show the existing layout of the subject site (structure in rear garden) and the relationship with surrounding properties.

The applicant is requested to submit a revised Existing and Proposed Site Layout Plan clearly showing the existing and proposed site layout within the correct context and showing levels of both the subject site and spot levels of adjoining sites and all structures constructed on site.

- (b) Drawings - Floor Plans

The existing internal layout of the dwelling is ambiguous and unclear. The Floor Plans do not appear to show any connection between the existing dwelling and the existing two storey side extension (permitted under SD13B/0237). (Refer also to Item 1 of this Additional Information request). The applicant is requested to submit accurate drawings clearly demonstrating how access to each room will be gained and how natural light will penetrate habitable spaces. Please demonstrate how minimum room size standards can be achieved.

(c) Elevations

There is a discrepancy between the Floor Plans and the Elevations provided by the applicant. In particular, the south-west elevation appears to be showing a side door into the dwelling but this is not shown on the corresponding Floor Plans. The applicant is requested to submit accurate Existing and Proposed Floor Plans and Elevations.

**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/0516

**Date:** 01-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**