

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**iStruct Consulting Engineers**  
**16, Oakcourt Park**  
**Palmerstown**  
**Dublin 20**

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

<b>Decision Order Number: 1569</b>	<b>Date of Decision: 07-Dec-2021</b>
<b>Register Reference: SD21B/0526</b>	<b>Registration Date: 13-Oct-2021</b>

**Applicant:** Dáire & Romaine Nolan

**Development:** Demolition of existing shed attached to the rear; replace with extension to existing 2 storey dwelling; adjustment to existing first floor; 'Velux' roof windows on southeast elevation to new dormer style storey and a half roof and windows; additional high level 'Velux' windows to northwest elevation roof.

**Location:** 16, Oakcourt Park, Palmerstown, Dublin 20

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-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 proposed design of the first floor 'dormer' element does not comply with the minimum standards required in the South Dublin House Extension Design Guide, which recommends that dormers:
  - are set at least 100mm from the ridge of the roof,
  - Are set at least 3 tile courses from the eaves, and
  - sit below the ridgelines of the existing roof and matches the materials used in the main house.
  - do not obscure the main ridge and eaves features of the roof.
  - extending the full width of the roof or right up to the gable ends should be avoided,
  - dormer windows that are over-dominant in appearance or give the appearance of a flat roof should

be avoided.

Having regard to the above guidance, the Planning Authority considers that the proposed extension does not comply with policy and objectives as stated in the current Development Plan and supplementary house extension guidance. Furthermore, the overly large windows at first floor level (located between approximately 1.5m and 4.7m from the adjoining boundary to the south) may give rise to increased and unnecessary overlooking of existing rear residential amenity. The applicant is requested to submit a redesign of the proposed development, that is designed to mitigate the impact on neighbouring properties, particularly to the south and east and also comply with Development Plan policy. In order to address these concerns, the applicant should be requested to submit revised plans which demonstrate compliance with County Development Plan policy and objectives and meet minimum standards for house extensions as laid out in South Dublin House Extension Guidance.

Note: A dormer extension may be acceptable at this location where the windows are placed in the roof (as roof lights) and not in the side façade, as proposed.

2. (a) The proposed rear extension would have an overall height of 5.2m (representing an increase of 2.6m at this location on the site). This is concerning to the Planning Authority because the existing site slopes downwards in an easterly direction and the dwellings located to the east are set a significant level below the level of the subject site. The proposed ridge height of 5.2m would read as much higher from adjacent properties and may be considered to be overbearing, especially considering that the structure would be constructed right to the boundary with No. 268. The Planning Authority requests that revised proposals (to include revised floor plans, site layout plan and elevational plans) be submitted that pulls the rear extension back from the eastern boundary by a minimum of 1m.
- (b) It is also noted that the shed, to be demolished, appears to be constructed at a different level than the existing dwelling (slightly higher). It is unclear if the two-storey structure to replace the shed will be constructed at the original level of the shed or if it will require cut and fill at this part of the site. In particular, the cross-sectional drawings do not appear to reflect the southern elevational drawing. The applicant is requested to clarify this matter and submit revised drawings accurately notating what development, including proposed levels, is proposed.

**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/0526

**Date:** 08-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**