

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Peter Brennan**  
**Hayfield House**  
**Knocklyon Road**  
**Dublin 16**

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

<b>Decision Order Number:</b> 1570	<b>Date of Decision:</b> 07-Dec-2021
<b>Register Reference:</b> SD21B/0531	<b>Registration Date:</b> 13-Oct-2021

**Applicant:** Alison McGinley  
**Development:** Single storey extension and 'French' doors to the rear, front porch infill, internal renovations, dormer roof to the front of the main roof and all ancillary works necessary to facilitate the development.  
**Location:** 32, Mountdown Park, Manor Estate, Dublin 12  
**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 Planning Authority has concerns over the impact of the rear extension on the amenity of the adjacent property by way of its length and height. The Planning Authority is of the opinion that the proposal would negatively impact No. 30, in terms of being overbearing and visually unappealing. As such, the applicant is requested to submit revised drawings indicating a revised rear extension that has a reduced height and/or reduced length.  
Should the applicant wish to retain the height of the proposal, then a significant reduction in length would be required, as the proposal is, at present, significantly higher than a single storey. Should the applicant wish to retain the length then a roof profile similar to the roof structure of the extension to be removed should be achieved (i.e. approx. 2.7m eaves / 3.7m ridge) or a mono-pitch roof structure

should be considered where the higher element would be located to the north and the lower eaves height at the adjoining boundary (south).

**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/0531

**Date:** 08-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**