

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

SHD Engineers
Nutgrove Enterprise Park
Rathfarnham
Dublin 14

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

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| Decision Order Number: 1548 | Date of Decision: 13-Dec-2021 |
| Register Reference: SD21B/0537 | Registration Date: 20-Oct-2021 |

Applicant: Andrew Byrne & Sarah Jane Byrne
Development: Side and rear dormer attic extension for study/office space to existing dwelling roof and all associated site works.
Location: 79, Dodder Park Road, Dublin 14
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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 dormer windows as proposed are unacceptable given the awkward relationship between the two and the over extension of the rear dormer past the intersection of the existing ridgeline and the slope of the hipped roof. It is considered that alterations to the roof profile would accommodate the proposed internal works more effectively through the provision of a half-hipped or 'Dutch' hip roof profile, allowing for the rear dormer as currently proposed and removing the need for the side dormer. The applicant is requested to submit revised drawings as follows:
 - The rear dormer should not extend past the existing ridgeline of the roof and the side dormer is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals to ensure compliance with the House Extension Design Guide, providing a hipped roof dormer to the side and reducing the size of the rear dormer; OR

- The applicant is requested to submit revised drawings providing a half-hipped roof, removing the side dormer entirely and allowing for the rear dormer as per current proposals, ensuring the dormer does not extend past the intersection of the ridgeline and half-hip.

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/0537

Date: 13-Dec-2021

Yours faithfully,

Brian Connolly
for Senior Planner