

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

**PFR Architectural Services Ltd.**  
**8, Marlborough Park**  
**Glenageary**  
**Co. Dublin**

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

<b>Decision Order Number:</b> 1621	<b>Date of Decision:</b> 16-Dec-2021
<b>Register Reference:</b> SD21B/0559	<b>Registration Date:</b> 02-Nov-2021

**Applicant:** John & Amy Cannon  
**Development:** 2 storey extension to rear of existing dwelling with kitchen and living area on ground floor; 2 bedrooms, en-suite bathroom and family bathroom on first floor.  
**Location:** 44, College Park, Dublin 6w  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Nov-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 considers that the excessive depth and height of the proposed extension, located directly on a shared neighbouring boundary and adjacent to rear private amenity space and habitable room windows, has the potential to result in overbearance, loss of light and overshadowing to adjacent properties. The Applicant is therefore requested to re-design the proposed extension, reducing the height and width having regard to the South Dublin House Extension Design Guide (2010) which states that extensions higher than one storey should be located away from neighbouring boundaries and that as a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved. The applicant is requested to submit revised floor plans, elevations, sections and contiguous elevations of the revised design.

**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/0559

**Date:** 16-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**