

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1632	Date of Decision: 16-Dec-2021
Register Reference: SD21B/0551	Registration Date: 29-Oct-2021

Applicant: Michelle Griffin & Fred Trenaman
Development: Replace single storey front rooms & entrance porch with new facebrick single storey rooms with rooflights; new position for main entrance; new opens to front ground and first floor; replacement of all other windows and solar panels to front roof.
Location: 53, Monastery Walk, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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. Having regard to the content of the South Dublin House Extension Design Guide and the potential impact on the residential and visual amenity of surrounding properties, the applicant is requested to re-design the proposed front elevation. In particular the applicant is requested to:
 - either re-design the front elevation of the proposed extension to remove the second entrance or to provide a rationale/justification for this second entrance.
 - provide clarification on the proposed roof arrangement above the large aluminium window proposed in the front elevation adjacent to the party boundary with No. 51 Monastery Walk.

- re-design the roof profile of the proposed front extension to complement the existing roof profile of the dwelling.
 - re-design the proposed front elevation to reduce the potential impact to adjacent properties, namely No. 51 Monastery Walk.
2. The Applicant is requested to:
 - (a) provide details of all existing structures on the subject site, including the assigned use of each structure and whether or not appropriate planning permission was obtained prior to their construction.
 - (b) provide floor plans and elevational plans in relation to all structures constructed within the boundary of the property.
 3. The applicant is requested to review the deficiencies in the documents and drawings provided and, where necessary, provide amended documents and drawings. In particular, the applicant is requested to review the following:
 - Application Form – The site area is stated as 0.86 Ha. Please confirm if the site is 0.86 or 0.0868.
 - Site Layout Plan – Levels/contours must be shown on the Site Layout Plan. The vehicular entrance arrangements for the subject site should be clearly and accurately shown. All existing and proposed structures should be shown and clearly annotated, with distances to boundaries and adjacent properties also annotated. For example, the satellite imagery of the subject site shows a number of structures located in the rear garden. However, these structures do not appear to be accurately shown on the Existing Site Layout Plan. In this regard clarification is required from the Applicant as to what structures exist on site.
 - Existing Elevations – There is an existing chimney flue rising from the western pitch of the existing dwelling's roof, on the party boundary with No. 51 Monastery Walk. The chimney is annotated as 'Metal Gas Outlet'. This is not shown in the Proposed Elevations drawing. No reference is made to the chimney in the description of development. Clarification is required as to whether it is intended to remove this chimney.
 - Proposed Elevations – The proposed arrangement for the portion of the western elevation at first floor level adjoining No. 51 Monastery Walk is unclear from the drawings provided. The existing elevation appears to show a dormer room above the first floor window but this appears to be removed in the Proposed Elevations drawing. It is unclear what type of roof is proposed over this window.
 - Existing Pool Room – Drawings are provided of an existing pool room situated in the rear garden. However, no proposed drawings are provided and no reference is made to the pool room in the description of development. It is unclear whether permission exists for the pool room and if any changes are proposed in this Planning Application.

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/0551

Date: 16-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**