

**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)**

**Niall Jones and Associates**  
**Somerton**  
**15, Butterfield Crescent**  
**Rathfarnham**  
**Dublin 14**

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

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>Decision Order Number: 1647</b>    | <b>Date of Decision: 20-Dec-2021</b>  |
| <b>Register Reference: SD21B/0563</b> | <b>Registration Date: 04-Nov-2021</b> |

**Applicant:** Fergus McCabe

**Development:** Demolition of detached single storey flat roof garden room/utility/wc to rear and part single storey flat roof kitchen extension to rear (17.03sq.m); construction of new single storey pitched roof hall extension to front (5.06sq.m); realigning of floor, ceiling & window to front / North elevation within previously converted garage; construction of new single storey double pitched roof extension across rear with new 900mm wide entrance door & pitched roof over existing side extension (70.30sq.m); new attic conversion with new landing windows to side/east elevation and Velux roof windows to front; new zinc clad twin dormer roof to rear (26.00sq.m); widening of existing driveway entrance to 3.50m clear between gate piers to match existing; internal alterations and all associated site works.

**Location:** 69, Ballyroan Crescent, Dublin 16

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-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 proposed rear extension of approximately 7.1m in depth, with a parapet wall 3.3m in height is considered excessive and there are concerns about the potential impact of the extension on the residential amenity of the adjoining property to the east. The applicant is requested to reduce the depth of the extension, having greater regard to the impact of any extension on the neighbouring dwelling.
2. The proposed alterations to the roof, creating a half-hip at attic level connecting awkwardly with a full hipped roof over the existing side extension is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals to ensure the seamless integration of the attic and first floor rooves. The applicant will submit revised plans, elevations and sections as necessary detailing these changes.
3. The dormer windows as proposed extend past the intersection of the ridgeline of the roof and the half-hip, this is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals, ensuring the dormer window does not extend past the intersection of the ridgeline and the hip of the roof slope.
4. The front elevation drawings show the easternmost pillar of the existing entrance to be some 1m from the common boundary with the attached site to the east. It is considered that the vehicular entrance could be widened by extending the entrance eastwards rather than westwards. This would save the existing street tree and maintain on street car parking. The applicant is requested to submit revised drawings accordingly.
5. (A) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.  
(B) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Where practical soakaways must include an overflow connection to the surface water drainage network.  
(C) The applicant is requested to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

**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/0563

**Date:** 20-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**