

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

Diarmuid Phelan
Hollymount
Ballaghmore
Borris-in-Ossory
Co. Laois

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

Decision Order Number: 0092	Date of Decision: 20-Jan-2022
Register Reference: SD21B/0584	Registration Date: 17-Nov-2021

Applicant: Anthony Geraghty & Laura Eakins
Development: Conversion of the existing attic to provide a new bedroom and en-suite; alter the existing hipped roof profile and ridge height; dormer window to the rear.
Location: 139, Monalea Grove, Firhouse, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 17-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 development is not acceptable due to non-compliance with SDCC House Extension Design Guide (2010) guidance on rear dormers and roof conversions, in particular:
 - (a) Conversion of a hipped roof to gable end roof on a semi-detached dwelling. Half hip conversions are generally acceptable.
 - (b) Rear dormer rising above ridge level of the house. Rear dormers are acceptable but should be subordinate to the main roof of the dwelling.The applicant is requested to provide revised plans to address the above.

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 If the information is not received within this period the planning authority shall declare the application to be withdrawn.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/0584

Date: 24-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**