

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: 0110	Date of Decision: 25-Jan-2022
Register Reference: SD21A/0321	Registration Date: 22-Nov-2021

Applicant: Sarah McDonald

Development: Construction of 2 storey, detached house (single family dwelling on a corner/side garden site); new boundary walls to replace existing with 2 new pedestrian entrance gateways; associated site works, landscaping and connections to public services.

Location: 63, Glenbrook Park, Rathfarnham, Dublin 14.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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 applicant is requested to submit:
 - (i) revised appropriate drawings demonstrating there is enough room to provide for a 6 metres long driveway for a car to park with a vehicular entrance with a maximum width of 3.5m.
 - (ii) appropriate drawings showing a reduction in the proposed front boundary wall from 2.0m to 0.9m and pillars reduced to 1.2m to allow for forward visibility for vehicles egressing the neighbouring property at No.63 Glenbrook Park.

2. The Planning Authority has serious concerns that the level of projection of the main rear building line at first floor level at c2.8m would have a significant adverse overbearing impact on the immediate neighbour (No. 63 Glenbrook Park). The applicant is requested to significantly reduce the depth of projection of the first floor element. The applicant could give consideration to pulling forward the first floor front building line in an attempt to achieve this. Alternatively, a combined entrance with the adjacent dwelling No. 63 could be considered but the red line boundary must therefore be extended to include the entirety of No. 63.
3. The Planning Authority has significant concerns that the width of the rear garden has not provided for satisfactory amenity space and is out of character with other rear gardens in the vicinity. If the applicant has ownership of No.63 Glenbrook Park and the existing dwelling can be included for in the red/blue line boundary, the applicant is requested to submit revised appropriate drawings clearly showing for the widening/enlargement of the rear garden for the proposed dwelling such that there is a more equal division of the rear garden between the existing and proposed dwelling.
4. Drawings submitted show no dedicated storage will be provided for the proposed dwelling. This would not comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. A minimum of 4sq.m of dedicated storage space should be provided for a 3 bed, 4 person, 2 storey house. The applicant is requested to submit revised appropriate drawings to clearly demonstrate the required minimum level of storage.
5. Bedroom 3 measures 10.3sq.m. and is a double bedroom. This proposed bedroom size does not comply with Section 11.3.1 Residential (iv) Dwelling Standards regarding minimum internal floor areas for proposed bedrooms. Regarding Bedroom 3, a double bedroom must measure a minimum of 11.4sq.m. In this instance Bedroom 3 only measures 10.3sq.m and would not comply with the SDCC Development Plan. The applicant is requested to submit revised appropriate drawings to clearly demonstrate the minimum internal floor area for a double bedroom is achieved.

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: SD21A/0321

Date: 27-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**