

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

Vincent Durkin Design Limited
Gort Walk
Carrick on Shannon
Co. Leitrim.

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

Decision Order Number: 0122	Date of Decision: 31-Jan-2022
Register Reference: SD21B/0599	Registration Date: 26-Nov-2021

Applicant: Rodolfo Hoyte
Development: Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom.
Location: 12, Riversdale Crescent, Dublin 22
Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 26-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 revised drawings clearly showing the following information regarding requirements of the Roads Department:
 - (a) A revised layout of not less than 1:100 scale, that shows a car parking arrangement with a minimum perpendicular parking distance of 6m (measured from the front boundary to the proposed extension).
 - (b) A revised layout of not less than 1:100 scale, showing provision of space for 2 on curtilage parking spaces.
2. The proposed front extension (porch & living room) will have a hipped roof and will project outwards from the main front building line by c.1.8m. The bay window for Bedroom A which comprises the

ground floor of the two storey side extension will project outwards from the main front building line by c.2.4m. The proposed ground floor projection for the front and side extension is in excess of what is set out in the SDCC House Extension Design Guide where a projection of 1.5m maximum is required (Section 4, Front Extensions). Furthermore, the drawings submitted only show for a driveway length of c.5.0 metres which is below the 6.0m that is required for a car to park on curtilage. This is referred to in Section 4, Outside Space of the SDCC House Extension Design Guide 2010. The applicant is requested to reduce the depth of projection outwards from the main front building line of the existing dwelling for all elements of the front & side extension extension so that there is a minimum 6.0m length provided for on curtilage vehicle parking and the depth of projection is a maximum of 1.5m as per SDCC House Extension Design Guide 2010.

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/0599

Date: 01-Feb-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**