

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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JEArchitecture
Park House
Ballisk Court
Donabate
Co. Dublin

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

Decision Order Number: 0157	Date of Decision: 09-Feb-2022
Register Reference: SD21B/0613	Registration Date: 07-Dec-2021

Applicant: Tim Sparsis
Development: Two storey extension to side; single storey extension to rear; alterations to existing porch to front; 3 rooflights to the front; 2 new dormers to the rear; all ancillary works.
Location: 458, Orwell Park Green, Templeogue, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Dec-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 Planning Authority has concerns regarding the proposed design of the roof profile which is considered to be out of character with both the existing dwelling and those within the environs. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a 'Dutch' half-hipped roof.
2. (a) The applicant is advised that the Planning Authority has concerns in relation to raising of the heights of the southern (side) and western (rear) boundaries to 2.4 metres. This height is considered to be too high and revised drawings of wall heights limited to a maximum height of 2.0 metres are requested.

(b) It is not fully clear if the increase in height also refers to the side boundary in front of the existing dwelling. The applicant is requested to clarify and advised that any wall in front of the main front building line should be limited to a maximum height of 1.2 metres in the interest of pedestrian safety, visual amenity and residential amenity.

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/0613

Date: 09-Feb-2022

Yours faithfully,


for Senior Planner