

**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)**

**Derek Whyte,**  
**Whyte Planning Consultants Ltd.**  
**Great Connell Road**  
**Newbridge**  
**Co. Kildare**

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

<b>Decision Order Number: 0195</b>	<b>Date of Decision: 15-Feb-2022</b>
<b>Register Reference: SD21A/0339</b>	<b>Registration Date: 13-Dec-2021</b>

**Applicant:** Jean Feeney

**Development:** Demolition of existing single storey side extension and permission to sub-divide existing house to construct a two storey, semi-detached (end of terrace) house to side; connection to public foul sewer, shared parking space to front and all associated site works.

**Location:** 29, Boot Road, Brideswell Commons, Dublin 22

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-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 Applicant is requested to address the following inaccuracies in the information submitted:
  - Application Form – In response to Question 12, the Applicant has indicated 2 sq m of demolition. However, the existing floor plan appears to indicate the proposed area for demolition is 3.38sq.m. The Applicant has not responded to Question No. 14, specifically the typology of the units proposed and the existing and proposed car parking spaces at the subject site.
  - Site Location Map and Site Layout Plan – The layout depicted on the Site Location Map and Site Layout Plan is difficult to read, for example the road and footpath adjacent to the eastern boundary

known as 'Brideswell Lane' is unclear and challenging to measure and assess as impacted by the proposed development.

- Site Layout Plan – The Site Layout Plan makes reference to the removal of a front wall for parking, however the wall in question is not shown on the existing drawings.

- Floor Plans and Elevations – The ground floor plan indicates that the proposed dwelling will extend forward of the front building line by 2.1m and this appears to be notated on the Front Elevational drawing. However, the Side Elevational Drawing appears to show the proposed front façade flush with the existing front building line.

- Plans & Section – Existing Works – The north point annotating the existing floor plans appear to be incorrect. The accuracy of the existing elevations is questioned, for example the chimney is not shown on the adjacent properties and the first-floor window on the eastern elevation is not shown.

- Plans & Section (Proposed) – The north point shown on the proposed floor plans does not appear to match that shown on the Site Location Map and Site Layout Plan. The front elevation does not appear to match the floor plans. The section provided does not appear to accurately reflect the floor plans.

2. The Planning Authority has significant concerns regarding the design and layout of the proposed dwelling. The applicant is requested to re-design the proposal to ensure compliance with the relevant policies and objectives of the Development Plan, having particular regard to the following key issues:

- The proposed dwelling would project approximately 2.1m forward of the front façade of the existing dwelling at ground floor level and approximately 1.8m out from the rear elevation of No. 29 Boot Road. The proposed height of the flat-roofed structure would be 5.66m which is approximately 0.5m above the existing eaves height of the pitch roof profile of the existing dwelling. It is noted that this would be contrary to Section 11.3.2(ii) of the Development Plan

- It is noted that the proposed dwelling is of a modern design and materiality which is contrary to the character and architectural language of adjacent dwellings. Whilst the Planning Authority is not opposed to the adoption of modern design, it is important that it is utilised in the correct context and does not significantly alter the character of the receiving streetscape, which is located in proximity to a Protected Structure. In this instance, the Applicant has not provided any justification or rationale for the proposed design of the subject scheme or compliance with the House Design Guide. The Applicant should be requested to re-design the proposed development to address the site context. Alternatively, should the Applicant wish to pursue the proposed modern design a detailed Design Statement outlining the rationale for the design should be provided, along with 3D Imagery showing the proposal within the surrounding receiving context (subject to other issues raised within this assessment).

- The subject site is a prominent corner site bounded on two sides by the Brideswell Lane and a short distance from the Fonhill Road and Brideswell Commons. In relation to development on corner sites, Section 11.3.2(ii) of the Development Plan states that 'Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.' The Planning Authority considers that the proposed design. Layout and fenestration pattern of the semi-detached dwelling does not maximise the surveillance of the adjacent public domain.

- The proposed dwelling appears to be sited directly abutting the eastern boundary of the subject site onto Brideswell Lane. In relation to privacy, Section 11.3.1(v) of the Development Plan states that 'Dwellings with direct street frontage should generally include a privacy strip of at least 1 metre or a front garden'. The Applicant should re-consider the design and layout of the proposed dwelling to

include a 1m privacy strip between Brideswell Lane and the side/north-east façade and improve the fenestration pattern at first floor level to increase the passive surveillance to the adjacent public domain below. The applicant should note that ground floor windows should not directly abut the public domain i.e. the public footpath running along the north-eastern boundary. The north-eastern façade should be set back.

- The Planning Authority notes that there is an existing first floor window in the eastern elevation of No. 29 Boot Road which, although not accurately shown on the drawings provided, will be blocked by the proposed development. It is noted that this window is likely to be the only source of daylight to the first-floor hallway of No. 29 Boot Road, it is therefore unacceptable to the Planning Authority that this window be obscured or blocked in any way. Alternative proposals should be submitted demonstrating natural light provided for the internal hallway at first floor level of the existing dwelling.

- The internal layout at both ground and first floor level appear to be poorly configured and comprises challenging spaces to furnish. The applicant is requested to review the internal spaces created by the shape and design of the proposed dwelling and provide a significantly improved habitable layout. Note: The relocation of the façade away from the north-eastern boundary of the site by approximately 0.9-1m and the setting back of the front façade behind the existing front façade of the terrace of dwellings will necessitate a full reconfiguration of the internal layout.

- The proposed development of this Planning Application has been measured by the Planning Authority using the drawings and scale provided by the applicant. The proposed rear amenity space for the existing dwelling would comprise 50.53sqm and the proposed rear amenity space for the proposed dwelling would measure 48.1sqm. The proposed amenity space would be below the required 60sqm for the existing 3-bedroom dwelling and would comply with the required 48sqm for a one-bedroom dwelling outlined in Table 11.20 of the County Development Plan. In this regard the Applicant is requested to re-design the proposed development to ensure that both the existing 3-bedroom dwelling and the proposed 1-bedroom dwelling have sufficient amenity space to comply with Table 11.20 of the County Development Plan.

- It is noted that no boundary treatment details have been submitted with the application, it has not been demonstrated that the proposed contemporary dwelling will create a sense of harmony and it is further noted that the site is small and constrained. The Applicant is requested to submit details of the proposed boundary treatment.

3. The following additional information is requested to fully assess the proposed development:

- A report showing surface water layout for proposed development. If a soakaway is proposed, a report showing percolations tests results and a drawing showing proposed Soakaway as per BRE Digest 365 Standards should also be provided. If a soakaway can comply with BRE Digest 365 Standards, percolation test results and a drawing showing same are required.

- a drawing showing an existing and proposed surface water layout for the development site.

- what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include:

- Green Roofs

- Green areas/swales

- Channel rills

- Rain garden

- Permeable paving
- Planter boxes
- Water butt/s
- Other such SuDS

Prior to providing the above requested information, the Applicant should Contact Water Services in South Dublin County Council to ensure the proposal adequately addresses their concerns.

4. The following additional information is requested by the Roads Department:
- A revised layout of not less than 1:100 scale, showing provision of space for 3 on-curtilage parking spaces for both existing and proposed house, including the distance between the front property elevation and the front boundary line (minimum 6.0m).
  - A revised layout of not less than 1:100 scale, showing a plan and elevation of vehicular access points limited to a width of 3.5 metres, boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

**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/0339

**Date:** 16-Feb-2022

Yours faithfully,

  
for **Senior Planner**