

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Jimmy Martin**  
**15 Castletown Lawn**  
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**Co Kildare**

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

<b>Decision Order Number: 0178</b>	<b>Date of Decision: 11-Feb-2022</b>
<b>Register Reference: SD21B/0614</b>	<b>Registration Date: 09-Dec-2021</b>

**Applicant:** Maritta & James Mullins

**Development:** Construction of dormer extension to the rear; the rising of a section of the original roof by 600mm; 2 new windows to rear of existing roof; construction of a porch at the existing entrance to the house; installation of 10 Solar PV Panels (20 sq.m) to the front of existing pitched roof.

**Location:** 33, Floraville Avenue, Dublin 22

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-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 extension will be built on the rear wall of the existing dwelling and will not be set above the eaves of the existing dwelling. The extension will also be built above the ridge height of the existing dwelling. The Planning Authority has serious concerns regarding the overbearing scale and design of the proposed extension that would be not be in keeping with the character of the existing dwelling or with the character of the area. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a revised proposal for a rear dormer whereby it is set appropriately below the ridge by a minimum of 100mm and above the eaves of the existing dwelling by at least three tile courses to comply with the SDCC House Extension Design Guide 2010 Section

4.

The applicant is also requested to indicate on a section drawing the floor to ceiling height of the proposed dormer in the converted attic.

2. It is noted that the applicant has not stated if the capacity of the solar panels is over 0.5MW. This information is required for assessment of development contributions.

**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/0614

**Date:** 11-Feb-2022

Yours faithfully,

  
for **Senior Planner**