

**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**

<b>Decision Order Number: 0204</b>	<b>Date of Decision: 16-Feb-2022</b>
<b>Register Reference: SD21B/0621</b>	<b>Registration Date: 14-Dec-2021</b>

**Applicant:** Ann-Marie Horan & John Carroll  
**Development:** Construction of a porch, garage conversion, change of facade finishes, additional vehicular entrance and parking space, bicycle and bin shelters, all to front and ground floor single storey extension to the rear and attic conversion with dormers to front and rear and 'Velux' type roof window to the front.  
**Location:** 2, Owendore Avenue, Rathfarnham, Dublin 14  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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. (a) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.  
(b) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully

within the curtilage of the property and shall be:

- (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Soakaways must include an overflow connection to the surface water drainage network where possible.
- (c) Include water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development.
2. Having regard to the rear extensions to the adjacent dwellings north and south and to the 7.3m depth of the proposed extension along the northern boundary, it is considered that the depth along the northern boundary is excessive and should be reduced to approximately 6m to mitigate impact on adjacent dwellings. The applicant is requested to submit revised plans accordingly.
  3. (a) The applicant is advised that the combined vehicular entrance width is excessive and impacts on pedestrian safety and visual amenity. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing the new proposed additional vehicular entrance omitted.  
(b) The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a revised layout of the bin and bicycle storage with a maximum height of 0.9m or in a position that will not impair forward visibility for vehicles egressing the property.
  4. The proposed front dormer is considered to be out of character with the area. It is considered that the front is a more visually sensitive location than the rear and the applicant is requested to remove the front dormer for visual reasons. The applicant is requested to submit revised drawings clearly showing the removal of the front dormer. Rooflights can be considered as an alternative.

**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/0621

**Date:** 17-Feb-2022

Yours faithfully,

  
for **Senior Planner**