

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dara Challoner**  
**26, Suir Road**  
**Dublin 8**

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

<b>Decision Order Number: 0203</b>	<b>Date of Decision: 17-Feb-2022</b>
<b>Register Reference: SD21B/0625</b>	<b>Registration Date: 15-Dec-2021</b>

**Applicant:** Sarah & Summer Mayanja  
**Development:** Two storey extension to rear of 35.6sq.m. and a front porch extension of 2sq.m. with minor interior alterations as well as associated site works and the demolition of an existing external shed of 4sq.m.  
**Location:** 5, St. Finians Close, Lucan, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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 symmetry of the proposed rear roof in style and slope is considered unbalanced and disproportioned. The proposal does not comply with the guidance set out for 'Rear Extensions' in Section 4 of the 'House Extension Design Guide 2010' 'Match the shape and slope of the roof of the existing house'.

The applicant is requested to submit revised plans and elevations indicating the following amendments:-

- (i) Replace the proposed gable end rear roof with a symmetrical balanced pitched roof.

The amendments may require internal amendments to the dwelling such as relocation of the bathroom in order to maximise floorspace. Any amendments should be indicated on any resubmitted drawings.

2. The first-floor rear extension as currently proposed would result in an unacceptable overbearing impact to the adjoining property, No. 6 St. Finians Close. The applicant is requested to submit revised plans and elevations indicating the following amendments:-
- (i) Reduce the depth of the first-floor rear extension from 3.8 meters to 3.0 meters.
- The amendments may require internal amendments to the dwelling such as relocation of the bathroom in order to maximise floorspace. Any amendments should be indicated on any resubmitted drawings.

**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/0625

**Date:** 17-Feb-2022

Yours faithfully,

  
for **Senior Planner**