

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Peter Brennan
Hayfield House
Knocklyon Road
Dublin 16

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

Decision Order Number: 0214	Date of Decision: 18-Feb-2022
Register Reference: SD21B/0630	Registration Date: 16-Dec-2021

Applicant: Ciaran & Nikki Brangan
Development: Construction of a single storey extension to the side and rear; window to the front; internal reconfiguration and all ancillary works necessary to facilitate the development.
Location: 100, Whitecliff, Rathfarnham, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-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 impact of the proposed rear extension, both in term of overbearing impact and over shadowing, on adjoining property located at No. 101 Whitecliff. The applicant is requested to provide a revised roof design for the proposed rear extension, which is no higher than the existing boundary wall with No. 101. A revised design could include a reduction to the eaves height to match the boundary wall or the introduction of a monopitch roof, which falls towards the boundary with No101.

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 If the information is not received within this period the planning authority shall declare the application to be withdrawn.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/0630

Date: 21-Feb-2022

Yours faithfully,


for **Senior Planner**