

**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:</b> 0238	<b>Date of Decision:</b> 22-Feb-2022
<b>Register Reference:</b> SD21B/0639	<b>Registration Date:</b> 20-Dec-2021

**Applicant:** Piaras & Claire Flynn

**Development:** Demolition of existing chimney and single storey conservatory and kitchen extensions to the rear; construction of two storey extension to the front of the existing dwelling; construction of single storey flat roof extension to the rear with rooflights; construction of new first floor extension over the existing garage, with partial conversion of garage; conversion of existing hip roof to a gable roof; new dormer extension to existing attic; widen existing vehicular entrance to 3.5m and all associated site works.

**Location:** 29, Springfield Road, Dublin 6w

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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 combined impact of the proposed extensions to the front and side is considered to be overbearing and out of character. The main objectionable element is the 2-storey projecting element to the front. When combined with the side extension to the site boundary, this would be out of character with the area and would contravene the guidance in the SDCC House Extension Design Guide (2010)  
The applicant is requested to alter the proposed development by way of setting back the front

elevation above the garage. This impacts the proposed bedroom above the garage and would additionally impact the proposed front dormer/gable. The SDCC House Extension Design Guide (2010) recommends a set back of 50cm at first floor level for such side extensions.

2. (a) The combination of the side extension and roof above appears to provide for development that would overhang the property boundary, and would thus be outside the red line boundary of the application. The applicant is requested to revise this element of the development by way of additional information.  
(b) The proposed transition from a hipped roof to a pitched roof with side gable is not supported in the SDCC House Extension Design Guide, and South Dublin County Council does not generally support such conversions of semi-detached dwellings, especially where they are extending to the side. The Planning Authority does take a flexible attitude to roof conversions and generally allows the use of half hip roof profiles to facilitate attic conversions. The applicant is requested to revise their plans as part of additional information.
3. (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 shall 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.

**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/0639

**Date:** 24-Feb-2022

Yours faithfully,

  
for **Senior Planner**