

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**

Decision Order Number: 0260	Date of Decision: 25-Feb-2022
Register Reference: SD21B/0649	Registration Date: 23-Dec-2021

Applicant: Robert Whelan
Development: Alterations to existing house to include a ground floor extension to rear & side; first floor extension to side, new roof to include attic conversion with dormer windows to front & rear and associated site works.
Location: 3, Knocklyon Avenue, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-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. To mitigate against overlooking to the immediate neighbour to the south the high level windows at first floor level for bedroom 4 on the southern elevation should be removed and the large window in the centre to serve the stairwell should be reduced in size and should use obscure glazing. The applicant is requested to submit appropriate revised drawings to clearly show the removal of the high level window for bedroom 4 and submit a revised drawing showing the large window in the centre to serve the stairwell appropriately reduced in size.
2. The planning drawings submitted show that the height of both the front and rear dormers are the same height in elevation but not in section. The applicant is requested to submit revised scaled and

dimensioned drawings to clearly address this and show appropriate consistency.

3. The Planning Authority has serious concerns with the design of the roof at the first floor front projection. A pitched roof would be considered a more appropriate design in the context of the proposal. Therefore, the applicant is requested to either omit the front first floor projection or submit revised drawings clearly showing an appropriate scaled and designed pitched roof (such proposal should remove the proposed dormer window to serve the wardrobe room).
4. As the front of the dwelling is considered to be more visually sensitive than the rear and it is considered appropriate that the front dormer that will provide for a wardrobe room in bedroom 4 should be omitted. Therefore, the applicant is requested to submit revised drawings clearly showing the removal of this front dormer.

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/0649

Date: 28-Feb-2022

Yours faithfully,


for **Senior Planner**