

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

William Judge and Aranzazu Lera Anton
St. Kevins
17, Rathfarnham Park
Rathfarnham
Dublin 14.

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

Decision Order Number: 0262	Date of Decision: 28-Feb-2022
Register Reference: SD22B/0002	Registration Date: 04-Jan-2022

Applicant: William Judge and Aranzazu Lera Anton

Development: (1) New render insulation finish to external walls; (2) Replacement of the existing windows; (3) Extension of the roof over first floor bay window to allow new thickness of external render insulation; (4) Creation of a window opening at the west facade of the building at ground floor; (5) Demolition of the existing garage, sheds gables and (6) Construction of the new extension to the side (east) rear (north), the extensions are part single storey, with flat roofs; (7) Internal refurbishment and alterations to the existing building; (8) New utilities meters wall, landscaping and associated site works.

Location: St. Kevins, 17, Rathfarnham Park, Rathfarnham, Dublin 14.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Jan-2022 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 applicant is requested to clarify the following:
 - (i) The discrepancy in the figures quoted in response to Question 11 on the Application Form and annotated on the Proposed Ground and First Floor Plans. If necessary, the Applicant should provide

either a corrected Application Form or amended Proposed Ground Floor Plan.

(ii) The intended use of the flat roof to the single storey extension in the north western corner of the dwelling. It is noted that the drawings appear to indicate a 1.8m translucent glass privacy screen to the flat roof, however no mention is made in the Statutory Notices or accompanying documentation to the use of this roof as an outdoor amenity space.

2. The applicant is requested to re-design the proposed development to ensure adherence with the South Dublin County Development Plan 2016-2022 and the House Extension Design Guide (2010) as follows:
 - (i) The height of the proposed single storey extension abutting the eastern boundary should either be reduced to match the height of the existing garage or alternatively the Applicant should consider setting back the structure at least 1m from the adjoining boundary to ensure compliance with the House Extension Design Guide.
 - (ii) Re-design the 2 storey extension to ensure compliance with the House Extension Design Guide, specifically the 'separation distance of approximately 1m from a side boundary per 3m of height'.
 - (iii) Re-design the flat roof profile of the 2 storey extension to match the roof shape, slope and profile of the existing house or provide a detailed Design Statement which outlines a strong architectural rationale for the flat roof design.
 - (iv) Provide a detailed Existing and Proposed Landscape and Boundary Plan, Elevational and Sectional drawings of any proposed new boundary treatments, including the proposed 1.8m high utilities wall.
3. The following additional information is required by the Drainage and Water Services Department:
 - (i) A report showing site specific soa revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. il percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (ii) 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:
 - (a) At least 5m from any building, public sewer, road boundary or structure.
 - (b) Generally, not within 3m of the boundary of the adjoining property.
 - (c) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (d) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (e) Soakaways must include an overflow connection to the surface water drainage network.
 - (iii) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - (a) Soil percolation test results demonstrating a soakaway is not feasible
 - (b) A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features:
 - Green roofs;
 - Rain Gardens;
 - Rain Planter boxes; and
 - Water butts.

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: SD22B/0002

Date: 01-Mar-2022

Yours faithfully,


for Senior Planner