

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: 0353	Date of Decision: 24-Feb-2022
Register Reference: SD21B/0643	Registration Date: 22-Dec-2021

Applicant: Anthony Kearney
Development: 5.5sq.m single storey porch extension to front elevation and all associated site and development works.
Location: 18, Westbourne Grove, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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 proposed porch depth is 2.7m, significantly in excess of the House Extension Design Guide recommendation that front extensions do not extend beyond 1.5m from the front building line. The applicant is requested to reduce the depth of the porch to no more than 1.5m and submit revised plans and elevations as necessary.
2. It is considered the current porch design, with an off-centre front door and no windows, is heavy and unbalanced in appearance and would be detrimental to the visual amenity of the area. The applicant is requested to submit revised proposals, incorporating fenestration into the design of the porch to assist in creating a more lightweight appearance. Windows serving the toilet should be obscure glazing in the interests of residential amenity and privacy.

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 If the information is not received within this period the planning authority shall declare the application to be withdrawn.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/0643

Date: 28-Feb-2022

Yours faithfully,



for Senior Planner