

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: 0323	Date of Decision: 14-Mar-2022
Register Reference: SD22B/0028	Registration Date: 26-Jan-2022

Applicant: Sarah Duke and Philip Tomlinson

Development: Alterations to previously granted planning permission, Ref. number SD20/0419: single storey entrance lobby to the north elevation with roof light over; reconfiguration of ground floor kitchen, dining area, utility and office space with introduction of a new fixed roof light over living room area to the rear south elevation; first floor master bedroom, bathroom and walk-in wardrobe layout reconfiguration; roof light to southwest of existing main pitched roof re-positioned and overall size increased; design change to dormer windows located to the northeast elevation; 2 feature external planters to ground and first floor level located on the north elevation; minor internal alterations to existing dwelling and demolition of existing concrete shed, inclusive of all associated site works.

Location: 36, Kew Park Crescent, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-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. It is considered that the ground floor extension along the western site boundary, that would protrude 5.9m from the rear building line of the adjoining property, is too deep and would have a negative impact on the amenity of the dwelling to the west. The applicant is requested to reduce the extent of this part of the extension along the western boundary and submit revised plans and elevations as necessary.
2. The parapet height of the western part of the rear extension is considered excessive when viewed in relation to the remainder of the rear extension, and with consideration of the impact to the dwelling to the west. The applicant is requested to revise this element of the proposal and submit updated elevations for consideration of the Planning Authority.
3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required 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.
4. The applicant is required 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.
5. It is considered that the additional 1.6m depth of the first floor rear extension would have an overbearing impact on the neighbouring dwelling to the west and east. The applicant is requested to reduce the additional depth of this element to no more than 0.6m more than previously permitted. The applicant is requested to submit revised plans, elevations and other relevant drawings as necessary to detail this change.

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/0028

Date: 14-Mar-2022

Yours faithfully,


for Senior Planner