

Ban Dubh Building Design
Mackeys Cross
Clogheen
Cork

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

Decision Order Number: 0320	Date of Decision: 14-Mar-2022
Register Reference: SD22A/0015	Registration Date: 17-Jan-2022

Applicant: Niall Murphy
Development: Detached two storey house with new vehicular entrance to side of 54 Fernwood Avenue as per previously granted application SD16A/155
Location: 54, Fernwood Avenue, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 17-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 submit the following information regarding requirements for access and parking.
 - (a) A revised layout of not less than 1:200 scale showing vehicular access to proposed dwelling moved as far north as possible away from the junction of Fernwood Court.
 - (b) A vertical elevation of not less than 1:200 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (c) Details on location and number of parking spaces to be provided. Refer to Table 11.24: Maximum Parking Rates (Residential) – from the SDCC County Development Plan 2016-2022.
2. The applicant is requested to submit a proposed contiguous elevation for this current application showing the front elevation of the proposed dwelling and the front elevation of the existing dwelling.
3. Bedroom sizes do not comply with Section 11.3.1 Residential (iv) Dwelling Standards regarding

minimum internal floor areas for proposed bedrooms of the SDCC Development Plan 2016-2022. Additionally drawings submitted do not indicate if bedrooms are intended for use as single or double bedrooms. The internal floor area of all four bedrooms are listed below.

Bed 1 = c.9.8sq.m.

Bed 2 = 6.9sq.m.

Bed 3= 11.4sq.m.

Bed 4 = 5.2sq.m.

To comply with Section 11.3.1 Residential (iv) Dwelling Standards the floor area of the main bedroom must be at least 13sq.m. For this proposal the area of the main bedroom (bed 3) is 11.4sq.m. which is slightly below the required standard and would not comply. To comply with Section 11.3.1 Residential (iv) Dwelling Standards the floor area of a double bedroom must be a minimum of 11.4sq.m. To comply with Section 11.3.1 Residential (iv) Dwelling Standards the floor area of a single bedroom must be a minimum of 7.1sq.m. Therefore bed 2 (6.9sq.m.) and bed 4 (5.2sq.m.) do not comply. The applicant is requested to submit revised scaled and dimensioned drawings clearly indicating whether each bedroom is a single or a double bedroom. The applicant is requested to submit revised drawings for all bedrooms clearly showing how this complies with Section 11.3.1 Residential (iv) Dwelling Standards of the SDCC Development Plan 2016-2022.

4. To provide for improved dual frontage and improved passive surveillance of the public realm an additional window should be inserted on the southern elevation for bed 4. Therefore, the applicant is requested to submit revised drawings clearly showing the insertion of an additional window for bed 4 on the southern elevation.
5. The drawings submitted show no dedicated storage to be provided for the proposal. This would not comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. A minimum of 6sq.m of dedicated storage space should be provided for a 4 bed, 7 person, 2 storey house. Therefore, the level of storage to be provided would not comply with the above policy. The applicant is requested to submit revised drawings clearly showing the appropriate level of dedicated storage will be provided to comply with the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.
6. At 3.6m the living room width will be slightly below the 3.8m set out for unobstructed living room width as per Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. Therefore, this would not comply. The applicant is requested to submit appropriate revised scaled and dimensioned drawings to address this issue so that it complies with the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.
7. No boundary treatment details have been submitted for the proposal. Therefore, the applicant is requested to submit clear boundary treatment details in both plan and elevation for all front, rear and all side boundaries. All proposed boundary treatment details should comply with the SDCC Development Plan 2016-2022.

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: SD22A/0015

Date: 16-Mar-2022

Yours faithfully,



for **Senior Planner**