

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Patrick Taaffe
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 0427 | Date of Decision: 05-Apr-2022 |
| Register Reference: SD22B/0053 | Registration Date: 09-Feb-2022 |

Applicant: Mr & Mrs Alan Finn
Development: Attic conversion consisting of a bedroom and ensuite bathroom to the front of existing dwelling.
Location: 4, Parkview, Greenhills Road, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-Feb-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 proposed front dormer is considered to be overbearing and too large in the context of the existing dwelling and its roof. The applicant is requested to submit revised drawings which reduce in size the proposed dormer or create two smaller dormers with pitched roofs. Any revision should be:
 - (a) set higher up from the eaves (3 tile courses and not come off the front wall of the dwelling),
 - (b) lower than the ridgeline of the roof
 - (c) have a minimum setback of 500mm from the attached neighbouring property.The plans should also show the correct roof profile on the gable elevation of the existing roof as this has been shown incorrectly on the submitted drawings.

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/0053

Date: 06-Apr-2022

Yours faithfully,


for **Senior Planner**