

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Ian Mitchell
108, Airlie Heights
Dodsboro
Lucan
Co. Dublin

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

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 0452 | Date of Decision: 07-Apr-2022 |
| Register Reference: SD22B/0057 | Registration Date: 11-Feb-2022 |

Applicant: Danielle and Andrew Murphy
Development: A 6sq.m front porch and living room extension to the front of the dwelling, a 40sq.m ground floor extension and 17.6 sq.m first floor extension to the rear of the dwelling and associated demolition/construction work.
Location: 51, Airlie Heights, Lucan, Co. Dublin K78 A5W6
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-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 Planning Authority is concerned the proposed first floor extension would have a negative impact in terms of overbearing on the adjacent occupiers (No. 52). With parapet, the proposal would have an overall height of 5.4m adjacent to the boundary. In accordance with the House Extension Design Guide, applicants should 'locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieve'. The applicant is, therefore, requested to reduce the impact of the first floor extension by reducing the projection and/or lowering the height of the eaves/parapet adjacent to No. 52.

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/0057

Date: 11-Apr-2022

Yours faithfully,


for **Senior Planner**