

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**Tara Ward**  
**4, Carrigmore Close**  
**Aylesbury**  
**Tallaght**  
**Dublin 24**

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

<b>Decision Order Number: 0457</b>	<b>Date of Decision: 11-Apr-2022</b>
<b>Register Reference: SD22B/0059</b>	<b>Registration Date: 14-Feb-2022</b>

**Applicant:** Simon Brady & Rachel Swan  
**Development:** Ground floor partial side/front extension and porch; ground floor internal alterations; partial raising of roof ridge height and build up of walls at front and rear to create attic conversion, with dormer roof windows on both side roofs, and window at attic level in front elevation.  
**Location:** 11, Cedar Avenue, Kingswood, Tallaght, Dublin 24  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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 large, flat roof dormers on the east and west elevations are considered too large in terms of visual amenity. The applicant is requested to revise these proposals as follows:
  - (a) The dormers must be located sufficiently up from the eaves so as not to give the appearance of almost coming up from the side wall of the dwelling. The current proposal does not provide a sufficient setback from the eaves and gives the impression of a false first floor.
  - (b) The dormers, at 5.9m wide, are overbearing in appearance. To lessen the impact of the dormer

when viewed from the side, the applicant is requested to inset the middle section of the dormers, breaking them up into two sections. It should be noted by the applicant that windows serving bathrooms and hallways are acceptable on the side of these dormers, with obscure glazed windows. Windows serving bedrooms or other habitable rooms should be located on the front or rear of the dormers and must be clear glazing.

(c) The materials proposed should match the existing dwelling. To better integrate with the roof and lessen the impact of the dormers, the applicant is requested to use materials that would provide less of a contrast with the roof, such as zinc or similar. This will improve the visual appearance of the dormers and also assist in their long term maintenance.

**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/0059

**Date:** 12-Apr-2022

Yours faithfully,

  
for **Senior Planner**