

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Kieran Tiernan
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 0473	Date of Decision: 11-Apr-2022
Register Reference: SD22B/0064	Registration Date: 15-Feb-2022

Applicant: Gavin Kenny

Development: Attic conversion for storage, two raised gables, and two dormer windows to the rear change of roof profile from hipped gabled; 3 'Velux' roof windows to the front. Retention permission for extended front porch, change of window sizes to the existing side extension.

Location: 22, Landsdowne Park, Knocklyon Dublin 16 D16TP30

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 15-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. It is considered that the proposed two raised gable ended roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped roof to both gable ends. (Please ensure that the 'Dutch' hip is not 'token'). As a result of any changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof.
The applicant is requested to submit revised elevational drawings, floor plans, cross sectional

drawings and site layout plan.

2. The proposed dormer window is not compliant with the South Dublin Design Guidance. The applicant is requested to submit revised elevational drawings, cross-sectional drawings that clearly demonstrate compliance with County Development Plan policy.
In this regard the applicant is requested to:
 - (i) Revise the design to provide a single, centrally placed dormer window .
 - (ii) set the dormer window back a minimum of 3 tile courses from the rear eaves of the existing dwelling, to demonstrate that the rear dormer complies with the requirements of the South Dublin County Council Development Plan 2016-2022 House Design Guidance.
3. The status of the existing side extension is currently unclear. The applicant is requested to clarify the planning status of this structure .

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/0064

Date: 13-Apr-2022

Yours faithfully,


for **Senior Planner**