

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

Decision Order Number: 0576	Date of Decision: 04-May-2022
Register Reference: SD22B/0104	Registration Date: 10-Mar-2022

Applicant: Peter O'Byrne

Development: Removal of existing main roof and construction of new roof with increased height to facilitate attic conversion; dormer window to rear; construction of first floor to existing rear extension with enclosed small terrace; internal alterations and all associated ancillary site works.

Location: 16, Butterfield Avenue, Rathfarnham, Dublin 14, D14H3K5

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-Mar-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 has concerns that the increase in the height of both the eaves and the ridge of the roof would have an unacceptable impact and the resultant dwelling would dominate the streetscene in this area. The Planning Authority is particularly concerned with the elevated eaves height. The applicant is requested to provide submit plans and elevations indicating a revised roof design which omits the raised eaves, reduces the overall height increase and potentially includes other

roof alterations, such as the addition of a half hip(s).

2. The proposed first floor rear extension in its current form would have an unacceptable impact on the amenity of No14. The applicant is therefore, requested to:
 - Reduce the rearwards projection at first floor.
 - Reduce the height, by either creating a monopitch roof or a roof with lower eaves / ridge height.It is noted that these changes may impact the balcony / doors at attic level, which should also be amended where relevant.
3. It is noted that the applicant has provided one side elevation and one section. The dwelling is detached and the applicant is requested to provide both side elevations. The applicant is also requested to provide full details in the contiguous elevations to enable assessment of impact on the adjacent properties.

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/0104

Date: 05-May-2022

Yours faithfully,


for **Senior Planner**