

HH Draughting  
118, Meadow Grove  
Dundrum  
Dublin  
D16 A036

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

<b>Decision Order Number:</b> 0689	<b>Date of Decision:</b> 01-Jun-2022
<b>Register Reference:</b> SD22B/0141	<b>Registration Date:</b> 07-Apr-2022

**Applicant:** Ciara Doyle and Ciarán Griffin  
**Development:** Conversion of existing attic space; modifications of existing roof structure to gable, raising existing gable wall, dormer to rear and new access stairs.  
**Location:** 2 Sylvan Close,, Kingswood Heights,, Dublin 24  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Apr-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 subject site is located within a row of houses and a gable end roof would be out of character with the hipped roof of these houses. It would also not be in keeping with the dominant character of the surrounding area and would not accord visually in this location. The applicant is requested to redesign the proposed development to incorporate a ‘Dutch’ half-hipped roof. A full set of revised drawings should be submitted. 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.
2. The SDCC House Extension Design Guide (2010) recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. The dormer would be sufficiently setback from the eaves, however, would not be set back from the ridge of the roof. The applicant is requested to submit a revised proposed development with the dormer extension set back at least 100mm from the ridge of the roof. The applicant is also requested to revise the proposed external materials of the dormer extension, so that it matches or complements the existing dwelling.

**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.

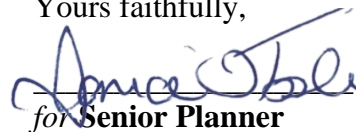
**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22B/0141

**Date:** 03-Jun-2022

Yours faithfully,

  
for **Senior Planner**