

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

Decision Order Number: 0707	Date of Decision: 08-Jun-2022
Register Reference: SD22B/0156	Registration Date: 14-Apr-2022

Applicant: Ray and Lorna Malone
Development: Extend first floor bedroom to rear with rear facing dormer window; convert roof space to a storage area with rear facing dormer window; provide a high gable window to stairwell; construct a front porch
Location: 6, Templeroan Lodge, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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 applicant is requested to provide a proposed roof plan clearly showing alterations to the roof and the inclusion of the dormers.
2. Plans and elevations provided do not accurately reflect the change in levels at the site and the relationship between adjoining and neighbouring dwellings that do not site at the same level as the house. The applicant is requested to submit revised plans, sections and elevations as necessary, clearly stating and showing levels and the correct orientation and siting of neighbouring properties in relation to the existing house. This is essential to allow for an accurate assessment of the impact of the proposals.
3. It is considered that the two rear dormers proposed are not in compliance with the recommendations of the House Extension Design Guide in that they are not sufficiently setback from the eaves. Furthermore, it is considered that there needs to be a greater differentiation between the first floor and attic level dormer. The applicant is requested to submit amended proposals for the two dormers, ensuring they are sufficiently setback from the eaves. The dormers should clearly be recognizable as

such and not as a two-storey rear extension. There must be a clearer delineation between the first floor and attic dormers.

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/0156

Date: 13-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**