

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number	PR/0633/22	Date of Decision	20-May-2022
Register Reference	SD22B/0198	Date	10-May-2022

Applicant: Graham Sykes
Development: Attic conversion for storage with raised gable to the side dormer to the rear; 3 'Velux' windows to the front and a new gable window.
Location: 29, The Rise, Boden Park, Dublin 16
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 10-May-2022.

Evaluation of this application under the terms of Articles 16 – 26 of the Planning & Development Regulations 2001 (as amended) deems this application to be **INVALID** and therefore it cannot be considered by the planning authority for the following reasons:-

1. Article 22(4)(b)(ii):- Site or layout plans and drawings of floor plans, elevations and sections do not describe the works (or retention of works) to which the application relates sufficiently. **Application form, site notice and newspaper notice state the conversion is for storage. Proposed attic floor plan displays a bedroom with ensuite.**

Therefore, in accordance with Article 26 (5) of the Planning & Development Regulations 2001 (as amended), all particulars, plans, drawings and maps submitted with the application are returned herewith. **Please note that the maps/documents have been divided into 6 individual sets and in the interests of prompt processing applications for validation a re-submission of this application should be returned in the same format. If all 6 sets are not returned then only the sets included herewith need be submitted in the event of a resubmission of the application.**

The applicant is requested to remove the Site Notice or notices erected or fixed pursuant to Article 17 (1)(b) of the Planning & Development Regulations 2001 (as amended).

Please contact the undersigned with the bank details to arrange a refund of the fee paid.

However, if it is intended to resubmit the application and no refund has been sought, this should be mentioned in the covering letter accompanying the application and the fee can be transferred to the new application.

Yours faithfully,

M. Dodrill

For Senior Planner

24-May-2022