

Stephen Mulhall
10, Merton Avenue
Dublin 8

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

Decision Order Number: 0859	Date of Decision: 11-Jul-2022
Register Reference: SD22B/0220	Registration Date: 17-May-2022

Applicant: Viorel & Natalia Russuleac

Development: Replacement of the existing hipped roof with a gable roof to provide accommodation at attic level, including a dormer roof, roof-light and solar/PV panels to the rear; removal of the existing chimney to the front; Other works include a replacement porch canopy to the front entrance, modifications to windows openings on the west-facing side gable (including provision of a new landing window); provision of a new ground floor door on the east-facing gable; external insulation to the sides and rear of the property, internal modifications to the existing house, external landscaping, Shed and miscellaneous other works; to the ground floor rear, the existing pitched roof kitchen will be demolished and a mono-pitch extension built to the rear/side.

Location: 18, Berryfield, Finnstown Priory, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 17-May-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 considers that the applicant has not demonstrated fully the proposed rear shed development and that it will not adversely impact the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (looking north to south and east to west), which indicate the subject shed proposal with the adjoining properties. In addition, the revised plans shall also outline the entire context of the rear garden, including any other structures on the subject site and detail the quantum of rear amenity space

remaining following the development.

2. It is considered that the proposed two-sided pitched roof profile would not be in keeping with the surrounding area's character and would not accord visually with this location. Therefore, the applicant is requested to redesign the roof profile, which may include and incorporate a 'Dutch' half-hipped roof. 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. Revised elevational drawings, floor plans, cross-sectional drawings, and site layout plans shall be submitted.
3. The applicant is requested to submit a revised front elevation drawing, that clearly details the appearance of the side extension in the context of the existing dwelling. This revised drawing should not include any boundary treatments or gates.
4. Note: The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022. In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

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).

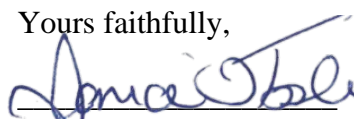
Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

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/0220

Date: 12-Jul-2022

Yours faithfully,

for **Senior Planner**