

Anthony and Helen Kelly
An Dairdubh
32, Lyons Road
Newcastle
Co. Dublin
D22 H589

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

Decision Order Number: 0928	Date of Decision: 20-Jul-2022
Register Reference: SD22B/0236	Registration Date: 26-May-2022

Applicant: Anthony and Helen Kelly
Development: Extension to rear/side of existing dwelling comprising of kitchen, dining, living room. Utility room and entrance hall including all associated siteworks.
Location: An Dairdubh, 32, Lyons Road, Newcastle, Co. Dublin, D22 H589
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-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 deem there is scope on this site to accommodate a bungalow extension, however it would have to be significantly redesigned and substantially reduced in size and scale. In its present context it is not considered the proposal would have an acceptable impact on visual amenity. Given the above, it is not considered that the proposal meets the requirements of Policy H27. The planning authority has concerns that the proposed extension would fail to appear subservient to the main dwelling and would not complement it. It is considered that the proposal is an overdevelopment of the existing semi-detached bungalow in size and scale at a current width of 13.6.m along the western side of this Rural site.
(i) the applicant is requested to provide a redesign with a significant reduction in scale and size to lessen the impact of the proposed extension and resubmit fully contiguous, elevational and sectional drawings.

2. The planning authority note anomalies in the submitted drawings and the omission of specific details where the rear extension is not joined to the main dwelling. It is considered that the submitted drawings under 'existing site layout' and proposed site layout' are inadequate. Accurate drawings are required for the planning authority to assess the said proposal fully with site levels and entire structures on site. The applicant is requested to submit revised drawings to address the following:
 - (i) site levels and contours and the impact of the proposal on the existing landscape.
 - (ii) full contiguous/elevational/sectional drawings regarding the redesigned extension with all the existing structures on site.

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/0236

Date: 22-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**