

CDP Architecture  
4, The Mall  
Main Street  
Lucan  
Co. Dublin

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

<b>Decision Order Number:</b> 0699	<b>Date of Decision:</b> 02-Jun-2022
<b>Register Reference:</b> SD22B/0142	<b>Registration Date:</b> 08-Apr-2022

**Applicant:** Roisin and Chris Cadden  
**Development:** Demolition of existing single storey extension to rear and side garage. Construction of a 2 storey extension at front and side creating an additional bedroom with ensuite. A single storey extension to the rear with velux roof lights increasing floor area to the kitchen and dining room. Conversion of the existing attic with 2 velux windows and dormer window. All associated landscaping, site development works and drainage  
**Location:** 53 Butterfield Close, Rathfarnham, Dublin 14.  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-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. Dormer Windows.

The scale, bulk, and design of the proposed flat-roofed rear dormer windows are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:

- (i) Revise the design to provide a single, centrally placed dormer window.
- (ii) set the dormer window back appropriately from the side and rear eaves of the existing dwelling to demonstrate that the rear dormer complies with the South Dublin County Council Development Plan 2016-2022 House requirements Design Guidance.

2. Roads

The proposed development would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance.

The Applicant is requested to submit the following drawings:

- (i) proposed parking arrangements for two cars as a result of the new build.
- (ii) dimensions between the front wall and the new build (Roads Dept generally require 6m clearance from front wall to front building line of house)
- (iii) dimension between old and new building line
- (iv) Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site.

3. The scale, bulk, and design of the proposed first floor side and rear ground floor extensions are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:
- (a) Setback the first-floor side extension, from the front elevation of the of the existing dwelling by 500mm at first floor level only;
  - (b) Reduce the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first floor windows of 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/0142

**Date:** 08-Jun-2022

Yours faithfully,

*Pamela Hughes*  
for Senior Planner