

Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 0963	Date of Decision: 25-Jul-2022
Register Reference: SD22B/0245	Registration Date: 31-May-2022

Applicant: Michelle Smith

Development: Attic conversion for storage with dormer window to rear and 2 velux windows to the front roof area. First floor extension to the rear. Raise roof on existing single storey extension to the rear. Extension of existing single storey shed in back garden for storage and gym area.

Location: 13, Saint Malachy's Drive, Dublin 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 31-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 Applicant is requested to provide revised plan, sectional and elevational drawings which clearly demonstrate the following revisions to the proposed development:
 - (i) The provision of a separation distance of at least 1m per 3m of overall height between the proposed first floor extension and the party boundaries with adjoining properties.
 - (ii) The siting of the proposed dormer should be altered to ensure the provision of a 1m separation distance between the dormer and the party boundary with No. 15 St. Malachy's Drive.
 - (iii) Elevational drawings clearly demonstrating that the proposed rear dormer is located at least 3 No. tile courses above the eaves line.

(iv) Reduce the height of the proposed garage structure to no more than 3m.

(v) Plan, elevational and contiguous elevational drawings which show the proposed garage structure in the context of the surrounding receiving area.

(vi) Site Layout drawings demonstrating that the minimum standard for private open space outlined in Table 11.20 of the Development Plan can be achieved. If necessary, the extent of the proposed garage extension should be revised to ensure the minimum private open space quantum can be achieved.

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/0245

Date: 29-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**