

JPO and Associates  
6-9 Trinity Street  
Dublin 2.

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

<b>Decision Order Number:</b> 0952	<b>Date of Decision:</b> 26-Jul-2022
<b>Register Reference:</b> SD22B/0253	<b>Registration Date:</b> 01-Jun-2022

**Applicant:** Mehmood Anjum  
**Development:** Construct dormer window to the front and rear of the existing property serving games room/domestic storage; conversion from hipped roof gable to straight roof gable and associated site works.  
**Location:** 5, Liffey Dale, Liffey Valley, Lucan, Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Jun-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. It is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed dormer extensions are appropriately located on the roof and that the side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.
2. The South Dublin House Extension Design Guide (2010) recommends that applicants should Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof. It is considered that the flat roof dormer to the front is over dominant and its design is inappropriate. The applicant is requested to redesign the dormer, reducing the overall bulk and providing one or two smaller dormers, with a pitched roof that would match the dwelling. Any revised dormer should not protrude beyond the 'dutch hip' and should be set at least 100mm from the ridge of the roof and at

least three tile courses from the eaves. Should the applicant no longer wish to provide a front dormer velux windows may be acceptable.

3. 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/0253

**Date:** 28-Jul-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**