

H2B Architects
20, Moyview
Kildalkey
Co. Meath

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

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 1104 | Date of Decision: 25-Aug-2022 |
| Register Reference: SD22A/0294 | Registration Date: 01-Jul-2022 |

Applicant: Elizabeth Murphy
Development: 2 bedroom dormer type bungalow to side and front of existing family home, existing entrance used for car parking and all associated site works.
Location: 19, Grangeview Drive, Clondalkin, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Jul-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. Having regard to the standard of drawings submitted with this application, the applicant is requested to submit a full suite of revised and detailed drawings to be in compliance with the Planning and Development Regulations and accurately depicting all proposed works, to include the following:
 - (i) Revised front and rear elevational drawings.
 - (ii) Revised contiguous drawings which accurately and clearly demonstrates the proposed new dwelling in context to the adjacent property to the north and the existing property to the south.
 - (iii) Revised cross sectional drawings which accurately and clearly delineates the standard first floor 2.4m head height and the context of the roof height with the adjacent property to the south.
 - (iv) A revised cross-sectional drawing clearly delineating and demonstrating the height and scale of the proposed dwelling in context to the adjacent properties to the north.
2. The fenestration of the first-floor side gable window and the ground-floor front bathroom window is considered insufficient and out of character with the surrounding side /front windows.

The Planning Authority request by additional Information that the applicant aligns both the windows in size, scale and form taking into account SDCC Development Plan 2022-2028 Section 12.6.8 Corner/Side Garden Sites states:

- maximise passive surveillance of the public domain.
 - promote a sense of integration with adjoining buildings;
 - The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony.
3. • The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
The front building line of the adjacent dwellings to the west is not affected. It is noted however that the ridge height of the proposed dwelling does not align with the two-storey existing dwelling to the south of the site. Due to the prominent location of the site, the applicant is requested by Additional information to submit revised drawings that comply with the above and reduce the roof height from 5.9m to 5.7m in order that the proposal will not have an adverse impact in terms of residential and visual amenity.
4. a. The applicant to provide an AutoTRAK drawing showing cars safely accessing/egressing the proposed new driveway.
b. The applicant is requested to provide information re boundary treatments that run between the subject property and the path
5. In accordance with Section 12.4.2 of the CDP, applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.
Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:
- tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.
- The applicant is requested to provide the relevant plan.
6. The applicant is requested to set out what SuDS (Sustainable urban Drainage Systems) features are proposed for the development, such as, but not limited to, the following:
- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Water Butts

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: SD22A/0294

Date: 29-Aug-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**