

Patrycja Rogala
Woodbine
Owendore Avenue
Dublin 14

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

Decision Order Number: 1176	Date of Decision: 16-Sep-2022
Register Reference: SD22B/0340	Registration Date: 26-Jul-2022

Applicant: Roisin Moran and Shane Delaney

Development: Demolition of the rear single storey extension; alteration to the front facade which consists of 2 storey porch and staircase, 2 double bay windows on each side of the new porch, second storey extension to the side over existing garage with main roof extension over, single storey extension to the rear, attic conversion with new dormer type window to the rear, Velux type windows to the front and side of the main roof, widening vehicular access gate, some internal alterations and associated site works.

Location: 6, Ballytore Road, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-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. The double height extension enclosing the porch and staircase to the front of the dwelling is considered visually incongruous and excessive in scale in terms of the dwelling house and the wider streetscape. At c.2.92m the depth of projection outwards from the main front building line is in excess of the 1.5m as per the SDCC House Extension Design Guide 2010, Section 4 (Front Extensions). The applicant is requested to submit revised drawings clearly showing the front extension be limited to single storey and be limited to a maximum projection of 1.5m outwards from the main front building line. Potential knock-on implications in terms of the internal layout and the need for it revision is noted in this regard.

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/0340

Date: 16-Sep-2022

Yours faithfully,

Pamela Hughes

for **Senior Planner**