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15, The Seapoint Building
44/45 Clontarf Road
Clontarf
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1234	Date of Decision: 03-Oct-2022
Register Reference: SD22B/0357	Registration Date: 08-Aug-2022

Applicant: Ciaran & Catherine McCabe

Development: Demolition of existing flat roof extension to the rear; Construction of a part single-storey flat roof, part two storey pitched roof extension, which is partially sunken to the rear, with two associated rooflights; Replacement of the front existing pvc windows with timber frame windows; Widen existing vehicular entrance, creation of a new parking area to the front of the property and new front stone boundary wall, together with all associated site, landscaping and ancillary works to the site location in an ACA.

Location: 636, Whitechurch Road, Rathfarnham, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Aug-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 submit a complete revised design to provide a more suitable and sensitive development at this location within Whitechurch Cottages ACA.
 - (a). The height should be reduced and kept within the ridge line of the existing cottage.
 - (b). The layout of the proposed extension should also be set back within the side building line.
 - (c). A contemporary overall design with materials and finishes to reflect the existing building material of Whitechurch Cottages would be welcomed.
 - (d). Details of the correct historic replacement windows to match the original timber casement of the

cottage should be provided, it is advised that the neighbouring cottages where windows are original or historical types reinstated should be used as examples.

(e). Retention of original boundary (granite stone wall) treatment and entrance and only where the original stone boundary wall needs to be reinstated or repaired should be indicated. Any new wall shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(f). Revised landscape plan/site layout to the front of the cottage in keeping with a simple overall design and omission of balustrades to the front of the cottage as the same design element could be achieved with stepping planters and low stone retaining walls for planting.

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/0357

Date: 04-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**