

Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 1239	Date of Decision: 06-Oct-2022
Register Reference: SD22B/0365	Registration Date: 12-Aug-2022

Applicant: Ossie Houghton

Development: Single storey extension to front with 2 roof windows. 2 storey first floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. 2 dormer windows to the rear and 1 dormer to the front roof area. 1 velux window to the front roof area. Conversion of garage to living area.

Location: 56, Dodder Road Lower, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-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 Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:
(1) The revised design/proposals should demonstrate that the side extension and roof extension is

subservient to the original structure and reads clearly as an addition.

(2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.

(3) Reduce the height of the proposed front and side boundaries that lie forward of the front building line of the dwelling house to a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity. Submit details of an inward opening gate..

(4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

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/0365

Date: 06-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**