

Register Reference: SD22B/0394 **Date:** 26-Sep-2022
Development: Demolition of existing garage, storage and shed abutting boundary wall, existing chimney, single storey entrance porch to front elevation and single storey extension to rear elevation; Existing roof to be altered to increase eaves, pitch and overall height, removal of existing hipped element and construction of new gable and associated roof area, new rooflights to front and rear roofslopes and construction of a flat roof dormer extension on the rear roof slope; Construction of new single storey extensions to the front / side to replace garage, extension to the front elevation including relocation of the existing entrance and single storey extension to the rear; All associated elevational changes, internal alterations, site, drainage, landscaping and ancillary works.
Location: 5, Shelton Grove, Dublin 12
Applicant: Simon McCartney & Fiona O'Dea
App. Type: Permission
Planning Officer: AWAITING ALLOCATION
Date Recd: 02-Sep-2022
Decision Due Date: 27-Oct-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description: Demolition of existing garage, storage and shed abutting boundary wall, existing chimney, single storey entrance porch to front elevation and single storey extension to rear elevation; Existing roof to be altered to increase eaves, pitch and overall height, removal of existing hipped element and construction of new gable and associated roof area, new rooflights to front and rear roofslopes and construction of a flat roof dormer extension on the rear roof slope; Construction of new single storey extensions to the front / side to replace garage, extension to the front elevation including relocation of the existing entrance and single storey extension to the rear; All associated elevational changes, internal alterations, site, drainage, landscaping and ancillary works.

No Roads objections subject to the following conditions:

1. As per SDCC Greater Dublin Region Drainage COP: Soakaways may be used for the disposal of surface water, and must comply with the BRE Digest 365. Submitted soakaway design details shall include infiltration test results. The design shall be certified to BRE Digest 365 standard by a suitably qualified person. Only clean, uncontaminated surface water shall be discharged to soakaways. The soakaway shall be located fully within the curtilage of the property and shall be: (i) at least 5m from any buildings, public sewers, road boundary or structures (ii) generally, not within 3m of the boundary of the adjoining site (iii) not in such a position that the ground below foundations is likely to be adversely affected. (iv) 10m from any sewage treatment percolation area and from any watercourse / flood plain. (v) Soakaways to include an overflow connection to a public surface water sewer where possible.
2. The boundary walls at vehicle access points 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.
3. The vehicular access point shall not exceed a width of 3.5 meters.
4. Any gates shall open inwards and not outwards over the public domain.
5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
6. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.