

14<sup>th</sup> October 2022

Your Ref: SD22B/0343

Our Ref: 1163-22

South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

*Additional*

*Information*



**RE: Planning Application for Proposed Alteration & Addition to Existing Dwelling @ 24 Ferncourt Close, Firhouse, Dublin  
24**

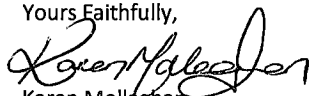
Dear Sir / Madam,

With reference to the above application please find enclosed copies of the following documentation for your consideration:

- 1163-22 PD-03 REV A – Planning Drawing: Proposed Site Layout, Floor Plans, Elevations & Sections

If you require any more information, please do not hesitate to get in contact.

Yours Faithfully,



Karen Mollaghan  
OJQ Architecture

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

<b>Decision Order Number:</b> 1163	<b>Date of Decision:</b> 15-Sep-2022
<b>Register Reference:</b> SD22B/0343	<b>Registration Date:</b> 27-Jul-2022

**Applicant:** Roisin Keating  
**Development:** Alteration and addition to existing dwelling to include two storey front and rear extension.  
**Location:** 24, Ferncourt Close, Firhouse, Dublin 24  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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 House Extension Design Guide states 'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.' The proposed extension would protrude in excess of 3m from the existing front building line of the original dwelling. This is not considered acceptable and would be contrary to the recommendations of the House Extension Design Guide. In this regard, the applicant is requested to reduce the depth of the front extension to no more than 1.5m from the front building line of the dwelling where such front building line is located closest to the common boundary with the attached dwelling.
2. The provision of a pitched roof at this location is not acceptable and would be contrary to the recommendations of the House Extension Design Guide. The applicant is requested to amend the proposal to provide a half-hipped roof, ensuring this half-hip is not token and leaves sufficient head height for the new attic stairwell. In amending the roof profile, the applicant shall have to revise proposals for the rear dormer, ensuring the dormer does not extend beyond the intersection of the ridgeline and the half-hip.
3. Revised drawings must clearly indicate the additional floor area of any extensions, providing key

dimensions and other relevant information to assist in the assessment of any development contributions that may be required as a result of the works.

4. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Prior to the commencement of development, the applicant shall submit the following:
- a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
    - Rain Gardens
    - Planter boxes with overflow connection to the public surface water sewer.
    - Permeable Paving
    - Grasscrete
    - Green Roofs
    - Rain gardens
    - Swales
    - Rills
    - Water Butts
    - Other such SuDS
    - A summary, in a digital format, quantifying and detailing the following:
      - tree and hedgerow removal;
      - tree and hedgerow retention;
      - new tree and hedgerow planting.

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

**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/0343

**Date:** 16-Sep-2022

Yours faithfully,

*Pamela Hughes*  
for Senior Planner