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

Decision Order Number: 1352	Date of Decision: 27-Oct-2022
Register Reference: SD22B/0394	Registration Date: 02-Sep-2022

Applicant: Simon McCartney & Fiona O'Dea

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 roof slopes 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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Sep-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 should confirm that the area as indicated as a Family Flat on the drawings submitted is correct. If the applicant does intend to provide a Family Flat as part of this application, the proposed development should be readvertised including a revised site notice, to include this. The applicant should reference the South Dublin County Development Plan 2022-2028 in relation to Family Flats and include a rationale as to why a Family Flat is required.

2. Design Considerations:
 - (a) The height of the front porch extension and bedroom extension to the northern elevation extend past the eaves of the main roof and the applicant should submit revised drawings indicating a lower parapet in order to provide a more sympathetic aesthetic to the visual amenities of the area.
 - (b) The rear extension extending along the entire northern boundary and abutting the rear eastern boundary is unacceptable and should be revised to decrease the depth or be repositioned in order to mitigate the potential overbearing impact on the neighbouring unit to the north. The applicant should provide contextual drawings indicating the relationship between the proposed rear extension and the units to the north and east.
3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:
Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.
4. The applicant should confirm the number of mature trees in the rear garden to be removed as a result of the proposed development and should provide a replanting scheme utilising indigenous species.
5. The applicant is requested to confirm the calculations for the proposed area of works as an area of 28sqm has been indicated which does not appear to align with the plans submitted as part of the application.

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/0394

Date: 28-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**