

**Register Reference:** SD22B/0420 **Date:** 25-Oct-2022  
**Development:** Single storey extension to the rear of existing dwelling incorporating an accessible bedroom and ensuite bathroom with a level access showering facility; Works to include conversion of the existing garage at side of house to a kitchen; Widen existing front doors and new external ramp to provide universal access to the house; A new shed to be built to the rear of the site, with access from the laneway located to the rear.  
**Location:** 72, Rockfield Avenue, Dublin 12  
**Applicant:** Harry Raby  
**App. Type:** Permission  
**Planning Officer:** BARRY COUGHLAN  
**Date Recd:** 23-Sep-2022  
**Decision Due Date:** 17-Nov-2022

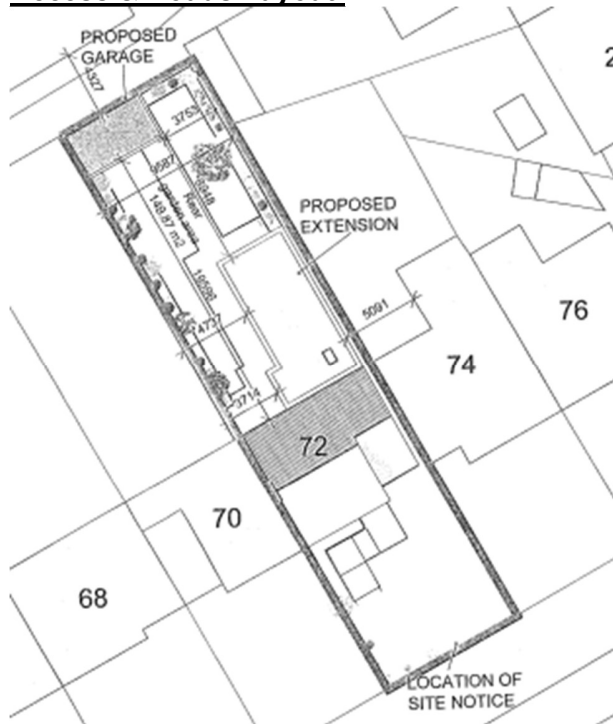
---

*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:**

- Single storey extension to the rear of existing dwelling incorporating an accessible bedroom and ensuite bathroom with a level access showering facility
- Works to include conversion of the existing garage at side of house to a kitchen
- Widen existing front doors and new external ramp to provide universal access to the house
- A new shed to be built to the rear of the site, **with access from the laneway** located to the rear.

### **Access & Roads Layout:**



“A new shed to be built to the rear of the site, **with access from the laneway** located to the rear” – Applicant has provided no details of what is being proposed.

### **Request for Additional Information:**

1. Applicant to submit a revised plan drawing of 1:50 detailing the proposed access from the laneway to the new shed.

### **Should the permission be granted, the following conditions are suggested:**

1. 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.
2. The vehicular access point shall not exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. 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.
5. 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.