

J E Architecture
Park House
Ballisk Court
Donabate
Co Dublin

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

Decision Order Number: 1438	Date of Decision: 16-Nov-2022
Register Reference: SD22B/0425	Registration Date: 26-Sep-2022

Applicant: Karen Donnelly
Development: Alterations to existing hip roof to side to create a gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with dormer to rear. Frosted window to side gable with roof windows to front roof. Single storey extension to porch, bay window to front and all ancillary works.
Location: 4, Ashfield Avenue, Kingswood Heights, Tallaght, Dublin 24, D24HRW9
Application Type: Permission and Outline Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-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 dormer as proposed is coming off the back wall of the house which is not acceptable. It must not come off the back wall and must be inset at least 3 tile courses from the roof edge. The applicant is requested to submit revised drawings accordingly.
2. The proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The 'Dutch' hip should maintain the same angle as the existing dwelling, should not be token in nature and should be clearly distinguishable from that of a gable roof and should have regard to head height for the attic stairwell.

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/0425

Date: 16-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**