

Damien Murray,
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Murray Eco Design Ltd
22, Vernon Gardens
Clontarf
Dublin 3

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

Decision Order Number: 1457/22	Date of Decision: 18-Nov-2022
Register Reference: SD22B/0431	Registration Date: 28-Sep-2022

Applicant: Joe and Emily Brady

Development: Demolition of existing single storey shed to rear of existing garden, the construction of : A) part two storey/part single storey extension to rear of existing Dwelling, B) single storey extension to the front of existing dwelling, C) conversion of attic space with dormer window to rear of existing dwelling and D) new single storey shed to the rear of existing garden at 99 Muckross Avenue Dublin 12. D12DY01. The development will consist of a new kitchen/dining/living room on ground floor, new bedroom upstairs and other alterations to existing internal layout together with all associated site works

Location: 99, Muckross Avenue, Dublin 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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 is requested to revise the proposal for their dormer extension ensuring 100mm is achieved between the ridgeline of the existing roof, and the top of the dormer window. This is to

ensure consistency with the decision of SD21B/0534. In providing revised plans, the applicant should note that a roof plan is required to determine compliance with the requirements of this request. The applicant is also requested not to provide outline annotations on drawings, as this impacts the ability of the Planning Authority to fully assess the proposal as shown.

2. The proposed depth of the extension, a maximum of 8.85m is considered excessive and would have an undue overbearing impact on neighbouring dwellings. The applicant is requested to revise the extent of the ground floor rear extension, reducing the depth of the proposed extension to a maximum of 5.7m, in line with similar proposals at the adjoining properties.
3. There are concerns about the levels of daylight that would be achieved by the ground floor bedroom, if converted. The applicant is requested to submit daylight/sunlight analysis for this room, taking into account any changes to the design of the proposal as a result of this request.
4. The House Extension Design Guide states that ‘Two-storey extensions will not normally be accepted to the rear of terraced houses if likely to have an overbearing impact due to close spacing between houses.’ It is not considered that the applicant can address the concerns raised regarding the overbearing impact of the first-floor extension on neighbouring dwellings, and in addressing these concerns, it is not considered that any resulting extension at first floor level would be viable. The applicant is therefore requested to omit this element of the proposal, providing revised plans, elevations and sections as relevant.
5. It is not clear what the rear shed would be used for, and the impact the increased size and encroachment into the rear laneway. The applicant is requested to clarify this use. If any form of vehicle is intended to be stored in the shed, requiring access from the laneway, autotrack is required to demonstrate safe access and egress from the site. If not vehicles are intended to access the shed, the applicant is requested to remove the garage door providing access, and submit revised proposals demonstrating as such.

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/0431

Date: 18-Nov-2022

Yours faithfully,

Z. McAuley _____
for Senior Planner