

Kevin Tiernan
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 1495	Date of Decision: 28-Nov-2022
Register Reference: SD22B/0439	Registration Date: 04-Oct-2022

Applicant: Karen Coyle
Development: Single storey front porch and sitting room extension with parapet style roof. Single storey extension to the rear. Attic conversion for storage with dormer to the rear. Raised gable with 2 new side gable windows. 2 new windows to the ground floor side.
Location: 21, Woodstown Heights, Knocklyon, Dublin 16, D16 N449
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Oct-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 Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character of development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the attic conversion, side gable elevation and roof profile to address the above, in particular:
(1) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped/'dutch' roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location,

- (2) Submit revised proposals and plans for the attic conversion/dormer window in response to point (1) above,
 - (3) Submit revised proposals and plans for the proposed window on side gable wall at attic level,
 - (4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).
2. The Planning Authority is concerned the proposed single storey front porch and sitting room extension would have a negative impact in terms of overbearing impact on the adjoining dwelling with a depth greater than 1.5m. In accordance with the House Extension Design Guide, the applicants should submit revised plans and proposals reducing the impact of the front extension by reducing the projection to 1.5m from the front building line.

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/0439

Date: 28-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**