

**Daniel Leong**  
186, Whitehall Road  
Terenure  
Dublin 12

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

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>Decision Order Number:</b> 1507    | <b>Date of Decision:</b> 28-Nov-2022  |
| <b>Register Reference:</b> SD22B/0440 | <b>Registration Date:</b> 04-Oct-2022 |

**Applicant:** Daniel Leong

**Development:** Single storey extension with flat roof and 2 storey extension to rear of existing house. Roof alterations to existing rear extension; removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2 storey to existing house. Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area. Demolition of shed in rear garden.

**Location:** 186, Whitehall Road, Terenure, Dublin 12

**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. (a) The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area (ACA). A two-storey extension can be considered if the roof is reduced, or roof designed revised in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2-storey extension element should be reduced in height in order to negate the overall visual impact. Regard should also be had to reducing the overbearing impact on surrounding residential properties, in particular No. 184 Whitehall Road. A full set of revised drawings should be submitted, including sectional drawings of the proposal. As part of any revision to address this concern the applicant is requested to submit an Architectural Impact Statement with regard to the proposed development

which is located within an ACA.

(b) The applicant should also confirm if any works are proposed to the existing cottage in particular exterior works. Details should be provided with regard to any such works and information provided as part of the architectural impact statement.

(c) The applicant is also requested to submit details of the proposed boundary treatments, including elevational drawings and proposed materials.

2. The subject site is located within Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the South Dublin County Development Plan 2022-2028. The County Development Plan states that proposals for minor development to existing buildings, such as the proposed extension, in areas of flood risk should include a flood risk assessment of appropriate detail. Insufficient information is currently submitted to satisfy the Planning Authority that the proposed development would not be liable to flooding or give rise to flooding in other locations. The applicant is requested to submit additional information in relation to this including a flood risk assessment.
3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

**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/0440

**Date:** 29-Nov-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**