

Jill Noctor,
MosArt
Clermont House
Rathnew
Wicklow
A67 X566

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

Decision Order Number: 1553	Date of Decision: 07-Dec-2022
Register Reference: SD22B/0451	Registration Date: 13-Oct-2022

Applicant: Pia & David Phelan
Development: Attic conversion and extension (35.58sq.m) to existing two storey dwelling (198.54sq.m); Retrofit and alterations to existing dwelling, including external wall insulation system and all associated site works.
Location: 33, Orchardstown Avenue, Rathfarnham, Dublin 14
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-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 applicant does not comply with Section 4, Attic Conversions and Dormer Windows of the South Dublin House Extension Design Guide 2010 and should submit the following:
Revised drawings including floor plans, elevations and cross sections reducing the height of the proposed dormer window structures clearly showing the dormer windows located below the existing roof ridge line and above the eaves line while omitting the 5degree incline of the dormer structures roof so that it is below ridge level.

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 If the information is not received within this period, the planning authority shall declare the application to be withdrawn.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/0451

Date: 07-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**