

**John Loney**  
**Brooklands**  
**Barrettstown Road**  
**Newbridge**  
**Co. Kildare**

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

<b>Decision Order Number:</b> 1573	<b>Date of Decision:</b> 14-Dec-2022
<b>Register Reference:</b> SD22B/0468	<b>Registration Date:</b> 26-Oct-2022

**Applicant:** Stuart Dicker  
**Development:** Retention for first floor extension to side of property over existing permitted single storey extension; 2 dormer windows to rear and the re-modelling of fenestration to front elevation at ground floor.  
**Location:** 84, Kiltipper Drive, Aylesbury, Tallaght, Dublin 24  
**Application Type:** Retention

Dear Sir /Madam,

With reference to your planning application, received on 26-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 should submit revised drawings including accurate site plans that include the width of the vehicular entrance, the total area of the private open space to the rear and the dimensions of the garden room. The applicant should also confirm the use of the garden room and if there is water and foul connections. Furthermore, the applicant should confirm that the widened vehicular entrance and garden room have the required planning permission.
2. The Planning Authority maintains concerns in relation to the potential use of the extension as a separate dwelling. Accordingly, the applicant is requested to make design alterations and submit revised plans including elevations, site plan, contiguous elevations and floor plans demonstrating the following:
  - i) Omission of the additional front door on the ground floor of the existing extension granted permission under SD16B/0335.
  - ii) The creation of linkages at first floor between the subject extension and the existing dwelling.

Finally, if the applicant intends on the extension for retention being used as a separate dwelling as appears from the plans submitted, they should readvertise the development to include same and demonstrate its compliance with the South Dublin County Development Plan 2022 - 2028 and the Quality Housing for Sustainable Communities Guidelines including appropriate rear amenity space.

**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/0468

**Date:** 14-Dec-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**