

Patrycja Rogala  
Woodbine  
Owendore Avenue  
Dublin 14

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

<b>Decision Order Number:</b> 1588	<b>Date of Decision:</b> 14-Dec-2022
<b>Register Reference:</b> SD22B/0469	<b>Registration Date:</b> 28-Oct-2022

**Applicant:** Louise Kelly and Niall Heavin  
**Development:** Demolition of existing rear and side single storey extension. New single storey side extension. New rear partially single storey partially 2 storey extension. Some internal alterations and associated site works.  
**Location:** 6, Knocklyon Cottages, Knocklyon Road, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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 is requested to provide revised Site Layout, Plan, Sectional and Elevational drawings to address the following discrepancies and deficiencies:
  - (i) An Existing and Proposed Site Layout Plan at 1:500 showing the full detail of the surrounding context of the subject site to facilitate a complete assessment of the potential impact of the proposed development on the visual and residential amenity of surrounding properties. The detail shown on the existing and proposed site layout plans should adhere to the requirements set out in Section 23(1)(a) of the Planning and Development Regulations 2001-2021 (as amended).
  - (ii) Coordinated Proposed Floor Plan and Elevational drawings to accurately reflect the proposed fenestration pattern and elevational treatments.
2. The Applicant is requested to provide revised Site Layout, Plan, Sectional and Elevational drawings to demonstrate the following revisions to the proposed development:

- i) Provide a single entrance to the dwelling, by either omitting the proposed entrance or removing the existing front entrance.
- (ii) Lower the height of the proposed two storey element to sit at least 100mm below the ridge line of the existing dwelling.
- (iii) Re-design the proposed two storey element to mitigate against the potential for overshadowing and overbearance. The Applicant should either provide a minimum of 1m separation distance from the party boundary per 3m of proposed height or the two storey element could be re-located towards the less sensitive southern boundary.
- (iv) Provide a more appropriately designed fenestration pattern at first floor level by omitting the proposed Juliette balconies;

The re-designed proposal will be subject to a complete assessment regarding the potential adverse impact to the visual and residential amenities of the adjoining properties and adjacent streetscape. It is incumbent on the Applicant to demonstrate that the proposed two storey element would not have an adverse impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. A failure to demonstrate this may result in permission being refused for the proposed development or the two storey element being omitted by condition.

3. The Applicant is requested to provide a detailed Drainage and Water Services Infrastructure plan for the proposed development. The Plan should include details of the drainage and water connections and should include Sustainable Urban Drainage Systems (SuDS) design measures. In designing the SuDS measures, the Applicant should have regard to the Sustainable Drainage Explanatory Design Guide (2022), a copy of which is available on the South Dublin County Council website.

**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/0469

**Date:** 14-Dec-2022

Yours faithfully,

*Pamela Hughes*  
for Senior Planner