

Douglas Ahern
5, Adelaide Street
Dun Laoghaire
Co. Dublin

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

Decision Order Number: 0085	Date of Decision: 24-Jan-2023
Register Reference: SD22A/0443	Registration Date: 23-Nov-2022

Applicant: Asish Sunny
Development: Construction of new semi-detached house to the side of the existing property, with a new single storey extension to the rear of the existing property including modifications to the existing elevations and associated landscape and site works.
Location: 25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-Nov-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. Overbearing Impact of Rear Extension**
The Planning Authority has concerns about the overbearing impact the proposed rear extension to the existing dwelling would have on the adjoining dwelling, no. 24. The cumulative impact of the height and depth of the extension along the shared boundary wall, in addition to the protrusion of the existing dwelling, is considered unacceptable. To minimize this impact, the extension should be inset from the site boundary by a minimum of 1m. The applicant should clearly note on revised plans the internal and external measurements of the extension, as well as the total sq.m of the rear extension to no. 25.
- 2. Internal Accommodation**
The internal accommodation does not meet the requirements of the Quality Housing for Sustainable Communities Guidelines. The living room does not meet the minimum recommended width and it is considered that this would not provide an appropriate level of living accommodation. The applicant should alter the layout to ensure that all relevant standards, are per the Guidelines and the South Dublin County Development Plan 2022 – 2028. In providing revised drawings the applicant should ensure that all internal and external measurements are provided, including square metres.
- 3. The Planning Authority would have concerns about the impact of the proposed development on the**

existing car parking arrangement within the development. The applicant is required to provide an existing layout plan of all car parking within the development, indicating how car parking is allocated. The applicant should clearly note any areas where yellow boxes are provided. The applicant is also required to provide a more detailed proposed car parking plan, considering the potential to reduce the level of car parking proposed having regard to the sites location proximate to public transport and local amenities. Existing and proposed car parking layouts are required to allow for an assessment of the likely impact of the development in relation to parking management.

4. Surface Water and Sustainable Drainage System (SuDS)
 - A. The applicant is required to submit drawings of the existing and proposed Surface Water Layout for the site.
 - B. There are no SuDS (Sustainable Drainage Systems) features proposed for the development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance suds-householder-s-guide.pdf (sdcc.ie).
5. Foul Drain Connection
Submit a drawing showing the connection of foul drain to the point of connection to the public foul sewer system.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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: SD22A/0443

Date: 24-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**