

Mathew Karuvelil Gheevarghese
12, Shackleton Square
Lucan
Co. Dublin

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

Decision Order Number: 0076	Date of Decision: 23-Jan-2023
Register Reference: SDZ22A/0015	Registration Date: 18-Nov-2022

Applicant: Mathew Karuvelil Gheevarghese
Development: Construction of a single storey garden building, incorporating a gym / playroom and office to the rear of an existing two storey end of terrace dwelling, plus all associated site works within a Strategic Development Zone.
Location: 12, Shackleton Square, Lucan, Co. Dublin
Application Type: SDZ Application

Dear Sir /Madam,

With reference to your planning application, received on 18-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. The submitted floor plan shows that the structure would consist of a gym/play room, office and bathroom. However, the outbuilding is intended for ancillary use. Its use should therefore only be incidental to the existing dwelling and not used as a separate living dwelling. The services connection including the w.c. should therefore be omitted from the structure. Revised drawings should be submitted by way of additional information.
2. A full set of elevational drawings showing all elevations of the proposed structure have not been submitted. Only the front and side (south) elevations have been submitted. It is also considered, in relation to impact on residential amenity, that contiguous elevational drawings should be submitted showing the structure in relation to adjoining residential properties. Especially given that there appears to be a difference in site levels with the adjoining properties located to the north of the subject site.

The submitted site layout plan and other relevant plans do not show the levels of the site and proposed structure as required under the Planning and Development Regulations 2001, as amended. The adjoining sites facing Shackleton Drive, located to the north of the subject site, appear to be at a

different site level to the subject site.

In the absence of sufficient drawings and detail in relation to the impact on the adjoining residential properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development will not adversely impact on residential amenity and/or the visual amenity of the area. A full suite of elevational drawings, contiguous elevational drawings showing the structure in relation to adjoining residential properties, and a revised site layout plan, and other relevant plans, with site levels are requested by way of additional information.

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: SDZ22A/0015

Date: 23-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**