

ONOR Design
Carricknabrick House
Loughduff
Co Cavan
H12 VY66

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

Decision Order Number: 0136	Date of Decision: 07-Feb-2023
Register Reference: SD22B/0528	Registration Date: 14-Dec-2022

Applicant: Seamus & Deirdre O'Dwyer

Development: Extension and alterations to existing dwelling to include at ground floor; Sitting room, utility room, toilet and extension to dining area; At first floor, additional staircase, master ensuite bedroom with walk-in wardrobe and extend bathroom; At attic level, open plan storage area; Widen existing front entrance with additional pier, with connection to existing services and all associated site works.

Location: 43, Pineview Rise, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-Dec-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 rear dormer as currently designed is excessive in scale, would be overbearing and is contrary to the recommendations of the House Extension Design Guide. The applicant is requested to provide revised plans (including a roof plan), sections and elevations as follows:
 - The dormer must not extend from the rear building line of the existing dwelling. The dormer shall be setback from the eaves by a minimum of 3 tile courses.
 - The dormer, as designed, is overbearing and would give the impression of a flat roof when viewed from the public realm. The dormer shall be separated into two distinct dormers, or the middle section of the dormer shall be inset so as to give such an impression.
 - The dormer shall be inset from the side elevation and boundary with the adjoining property sufficiently to give the impression of a dormer and not an extended second storey.

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: SD22B/0528

Date: 07-Feb-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**