

Róisín Power,
ARÓ Architects
13, Carrig Villas
Killincarrig
Greystones
Co. Wicklow.

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

Decision Order Number: 0362	Date of Decision: 04-Apr-2023
Register Reference: SD23B/0048	Registration Date: 13-Feb-2023

Applicant: Laura Doyle & Paul Boyle

Development: Demolition of an existing 50.2 sqm single and two storey side and rear extension of their semi-detached house and subsequent construction of 66.2 sqm single and two storey side and rear extension. The development will also include the provision for the modernisation of windows and 1 no. existing bay window to ground floor front elevation, 1 no. dormer window to rear of existing main roof, 1 no. new rooflight to rear of new pitch roof and 1 no. rooflight to rear single storey extension with associated site works.

Location: 10, Mountdown Road, Manor Estate, Dublin 12.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-Feb-2023 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 Planning Authority has concerns in relation to the scale and design of the proposed extension. The proposed extension, in particular the two storey element, is considered to be visually dominant and overly large. While the extension is proposed to the side/rear, the site backs onto Limekiln Close and would be visible from this street. The two storey element would be highly visible from adjoining properties and Limekiln Close. This element is largely separate from the bulk of the existing house and therefore visually apparent.
The two storey element should be redesigned to be less visually dominant and incorporate better into the existing house onsite. The applicant is requested to submit a revised design for the proposed

extension. A full set of revised drawings should be submitted in response, including the revised proposed floor area.

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: SD23B/0048

Date: 05-Apr-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**