

Stephen Mason Architectural & Planning Services
2, Clonkeefy
Castlerahan
Ballyjamesduff
Co. Cavan

Date : 03-May-2023

Reg. Ref. : SD22B/0278/C3
Proposal : Planning Permission for (1) Construction of a two storey pitched roof side extension to the existing dwelling
(2) Construction of a single storey flat roof rear extension to the existing dwelling and extending for the width of the two storey extension.
(3) Works to the existing house (a) Internal alterations at ground and first floor level to facilitate the new extension (b) Alterations to existing ground floor window on the front elevation
(4) Increased width vehicular entrance of the public road and
(5) All necessary ancillary site development works to facilitate this development
Condition 3; First Floor Gable Window
Prior to the commencement of development, the applicant/developer shall submit drawings including elevations, floor plans and site plans showing onea new window on the first-floor of the gable wall (southern elevation) that shall be similar in design and dimensions to the window projecting onto the proposed new bedroom on the western (front) elevation at first floor level for the written agreement of the Planning Authority.
REASON: In the interest of residential amenity

Location : 53, Michael Collins Park, Dublin 22
Applicant : Stephen & Eimear Shields
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 13-Mar-2023 to comply with Condition No 3 of Grant of Permission No. SD22B/0278, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

Condition 3:

“First Floor Gable Window

Prior to the commencement of development, the applicant/developer shall submit drawings including elevations, floor plans and site plans showing onea new window on the first-floor of the gable wall (southern elevation) that shall be similar in design and dimensions to the window projecting onto the proposed new bedroom on the western (front) elevation at first floor level for the written agreement of the Planning Authority.

REASON: In the interest of residential amenity.

With regard to the details submitted including;

- Drawing 462/PC/02
- Drawing 462/PC/03
- Drawing 462/PC/04

The submission is considered to be:

Not compliant with condition 3

The plans indicate that a small window has been inserted on the southern elevation (first floor). This does not have similar dimensions to the window proposed on the west elevation (first floor). The condition requires a window similar in design **and** dimensions to the window proposed on the west elevation (first floor).

The Planning Authority is not satisfied that the submission is compliant.”

M.C.

for Senior Planner