

Shane Brew
116, Longwood Park
Rathfarnham
Dublin 14

Date : 16-Jan-2024

Reg. Ref. : SD22B/0353/C2
Proposal : Construction of a new two storey extension to the side of the existing dwelling which will incorporate a garage and office at ground floor level and two bedrooms at first floor level.

Condition 2:
Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised drawings that show the external walls of first floor level of the side extension aligned with the external walls of the ground floor level of the side extension.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Location : 10, Griffeen Glen Crescent, Lucan, Co. Dublin
Applicant : Ivan Ipati
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 13-Nov-2023 to comply with Condition No 2 of Grant of Permission No. SD22B/0353, in connection with the above.

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

Comments:

“Compliance submission:
The applicant/agent has submitted an email and a revised floor plans.

Planner's response:

The submitted drawings show that the ground floor plan has been amended. However, Condition 2 requires amendments to the first floor level and not the ground floor level.

The first floor level of the proposed extension would still extend over the side of the ground floor level of the extension to create a cantilever structure. Condition 2 requires the first floor level to be revised so that it aligns with the side external walls of the ground floor level.

It is therefore considered that the submission is not in compliance with Condition 2. Revised elevational drawings should also be submitted for assessment with any compliance submission.

Conclusion

The submission is **not** in compliance with Condition 2. “

Yours faithfully,

M.C

for Senior Planner