

Ventures Global Ltd.
Apartment 53
149 North Strand Road
Dublin

Date : 07-Jun-2024

Reg. Ref. : sd22b/0037/C3
Proposal : (1) Demolition of 21.9sq.m single storey storage from the rear of the dwelling; (2) erection of a 39sq.m single storey extension to the rear of the dwelling; (3) erection of a 23.7sq.m first floor extension to the side of the dwelling; (4) erection of a pitch roof to the existing porch.

Condition 3:

Prior to the commencement of development, the Applicant is required to submit for the written agreement of the Planning Authority revised site layout, plan, elevational and sectional drawings showing the omission of the first floor extension and the reduction in height of the single storey rear extension to 3m or less.

REASON: In the interests of adherence to the South Dublin House Extension Design Guide (2010) and the proper planning and sustainable development of the area

Location : 7 Hillsbrook Crescent, Perrystown, Dublin 12, D12HY30
Applicant : Zhifu Sun & Zhenfang Luo
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 16-Apr-2024 to comply with Condition No 3 of Grant of Permission No. SD22B/0037, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

Compliance submission:

By way of response, the applicant has submitted a cover letter and is supported by the following drawings;

- 2022-D12-ZZ-ZZ-DR-A-XX-00012 Proposed Site Layout Plan (1 :250@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00021 Proposed Floor Plans (1 :100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00022 Existing & Proposed Roof Plans (1 :100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00030 Existing & Proposed Front Elevations (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00031 Existing & Proposed Rear Elevations (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00032 Existing & Proposed Section A-A (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00033 Existing & Proposed Section B-B (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00034 Existing & Proposed Section C-C (1:100@A3)

Planner's response:

In response to Condition 3, the applicant has submitted a revised site layout, plan, elevational and sectional drawings which show the omission of the first floor extension. This is deemed in compliance with Condition 3.

The applicant was also requested to ensure the revised information showed a reduction in height of the proposed single storey rear extension to 3m or less. The revised information shows the overall height of the rear extension as 3.150m (as annotated on drawing no. 2022-D12-ZZ-ZZ-DR-A-XX-00034), therefore this element does not fully comply with the specific requirements of Condition 3.

In light of the above, the Planning Authority is not satisfied that the required information has been submitted. On this basis, it is therefore considered premature for the Planning Authority to fully agree the subject compliance submission until adequate information has been received. The applicant is advised to ensure any revised submission ensures the rear extension is clearly shown to be 3m or less in height.

Conclusion

The submission **IS PARTIALLY COMPLIANT** with Condition 3.

Yours faithfully,

M.C.

for Senior Planner