

11th February 2021

Planning Department,
South Dublin County Council,
County Hall,
Tallagh, Dublin 24

Re: Planning Application for Extension and alternations to private dwelling, at 9 Ardeevin Drive, Lucan, Co. Dublin

Dear Sir / Madam,

I wish to apply for planning at the above address for the following works:

- a) Alterations to existing dwelling to include demolition of existing single storey garage, single storey rear extension and garden shed, removal of 1st floor dormer and chimney, new external insulation, new windows and roof windows, a new dormer to the west;
- b) Construction of new 2 storey extension to the east and a single storey extension to the rear of the site. Overall increase of the floor area will be 86,55 m²;
- c) All associated site works.

In support of the application, I enclose the following documentation:

- Cover letter
- Original completed Planning Application Form and signed.
- A cheque for €34 Euro - Class 1.
- 1 No. copy of the newspaper notice from The Irish Daily Star, published on the 11th February 2021.
- 1 No. Copy of the site notice as erected on site.
- 6 No. sets of the architectural drawings including Drawings Register and OS map
- 6 No. copies of Irish Water Drainage/Services Map for reference.

Please also find below a short rationale for the proposed works for your consideration.

Description of the existing house and demolition works:

Our family home is located midway on Ardeevin Drive, a quiet cul de sac. The house is within a row of similar detached houses, all having the same common features: height of 2 storeys, pitched roof with gable wall facing the road, large windows on ground floor front elevation, single storey old garage structure to the side. A number of these homes appear to have gone under modernization in recent times similar to our proposal, due to the age of the original houses.

The existing house also contains a single storey extension to the rear (a later addition to the house). The garage has been converted in the past to a habitable room / office, time unknown, but based on the construction and interiors prior to purchase, this conversion would be in use for a considerable number of years. A small lobby had been added to the front of the office, with connection to the house's kitchen.

It is proposed to demolish the single storey garage conversion, aiding both No 7 & 9 to appear as detached dwellings. The existing boundary wall with no. 7 Ardeevin Drive will be retained and made good. This has been discussed with the owners of No. 7. The rear single storey addition to the house will also be demolished to make space for a new extension.

The existing chimney will be demolished, and roof made good, to blend in. The dormer in the 1st

floor bathroom will be removed.

Concrete driveways and paths around the dwelling will be broken up and removed and replaced with permeable surfaces, aiding the existing surface water system. The existing garden shed will also be demolished.



Picture of the existing house seen from the road (south-east)



Picture of the existing house seen from the road (south-west)

Description of the proposed works:

It is proposed to construct a two storey, pitched roof extension, with gable wall facing the east. The entrance will be relocated to this extension. The extension will have roof finished with concrete brown tiles to match existing roof.

It is also proposed to construct a single storey, flat roof extension to the rear of the site. Roof will be finished with standing seam zinc cladding. It will include gutters concealed in the roof overhangs, also to be clad with zinc. The extension will have large full height glazing to the west, with sliding doors opening onto a new patio, to take advantage of the afternoon sun.

External walls of the existing dwelling will be insulated with rigid insulation boards to improve the thermal comfort in the house, and finished with silicate render in light, neutral colour. The extension's walls will be finished in matching render.

All existing windows will be removed and new aluminium or alu-clad timber windows with triple glazing will be provided. Existing concrete window cills will be cut back and new pressed metal cills will be installed. Most windows' openings will be modified – either slightly enlarged or reduced – to better suit new rooms. New windows' frames and cills will be finished in dark grey colour (RAL 7012 or 7016, or similar) to compliment the light render.

The existing and new pitched roofs will include 3 no. roof windows ('velux' type) to introduce more light into the 1st floor rooms.

1st floor rooms will be enlarged by removal of the existing wardrobes under the slope of the roof – new stud knee-walls will have common height of 1,5m.

Existing roof will be modified to include a zinc-clad dormer to the west. It will allow a further increase to 1st floor area and will make space more functional (addition of a study and an ensuite).

Zinc selected for the cladding will be either of natural grey colour or dark grey anthracite.



Reference pictures of a dormer finished in natural grey colour zinc (left) and anthracite zinc (right).

Existing roof will be insulated between and below the rafters to match the standards of the current building regulations.

New aluminium fascias, soffits, gutters and rainwater downpipes will be provided, in colour to match windows.

Treatment of external areas:

New steps and landing will be provided outside the new entrance door, to overcome the level difference of 400mm between outside and inside. A new patio will be provided to the south-west of the house with stepped access onto the grass area. These raised areas will be finished in grey natural stone slabs.

2 no. driveways will be kept in the existing locations and finished with permeable cobble lock in neutral colour. The two driveways will be linked with a path finished in natural stone paving. West driveway will be extended behind a new timber double gate, along the west elevation of the house, to provide a screened car space and area for waste bins. These hard standing areas are to be constructed in accordance with the Greater Dublin Strategic Drainage Study for Sustainable Urban Drainage Systems (SUDS).

All remaining areas around the house will be covered with either gravel or grass / planting, in order to maximise the permeability of the site.

Boundary treatment:

All existing block boundary walls of various heights, ranging from approx. 0.9m to 1.8m, will be fully retained, including pillars at both vehicular entrances.

The existing timber panel fence along the north boundary will be replaced with a new timber slat fence of matching height. A similar timber slat fence on galvanized steel posts will be erected to the east side of the house to separate driveway from the garden. All timber fences and gates will be finished with natural colour, weatherproof coating.

Overlooking:

The proposal has been presented to our neighbours from nos. 7 and 11 Ardeevin Drive.

1st floor window in the new two-storey extension will be facing the roof of no. 11. It is a window from a walk-in wardrobe, which is a non-habitable room, therefore there is no risk to the privacy of our east side neighbours.

The new dormer on the west side of the house will be facing the roof of no. 7. The dormer window which is located closer to the north is an ensuite window to be fitted with opaque/frosted glazing, therefore poses no risk to overlooking of our west side neighbours' garden.

Foul Drainage and surface Water:

There are existing public main foul sewer and surface water drains running through the east side of the site (see copy of Irish Water Drainage/Services Map attached). It is proposed to build the new extension keeping at least 1.3m distance from the centreline of the foul drain. New foundation will be designed to avoid any impact on the existing foul sewer. Please refer to the proposed outline design of the foundation on drawing number 1201 (proposed sections), designed by structural engineer. Both existing drains will be unaffected by the proposal.

Existing foul and surface water drainage lines from the dwelling connect to the private combined drain running along the existing north elevation of the house.

Regarding new drainage, it is proposed to connect to the same combined sewer, however foul and surface water systems will be separated.

We trust you will find this proposal to be in compliance for acceptance as a valid application and we await your formal decision.

Please do not hesitate to contact the undersigned if you require any further information.

Yours faithfully,



Rory O'Brien

Encl.