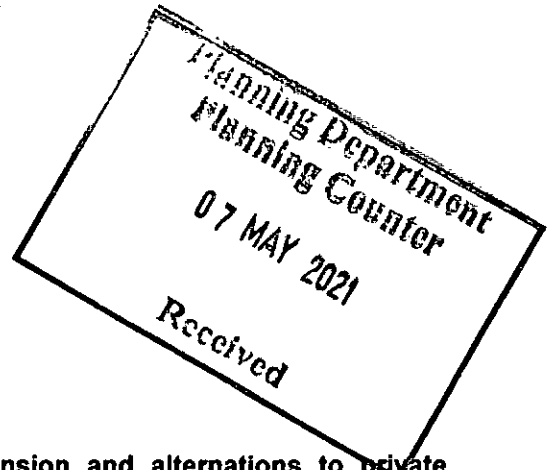


7th May 2021

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



Re: Planning application reg. ref. SD21B/0064 – Extension and alternations to private dwelling, at 9 Ardeevin Drive, Lucan, Co. Dublin – Response to ADDITIONAL INFORMATION request

Dear sirs,

The aim of this response and the accompanying drawings is to deal with each element of the Additional Information request in a comprehensive manner.

The response is undertaken following: a consultation with our civil and structural engineers, a consultation with SDCC Water Services Department and a detailed review of SDCC House Extension Guide.

We respectfully advise that the revisions to the proposal were minor and do not warrant the revised site notice and newspaper notice.

The written response, which should be assessed in conjunction with the submitted drawings is provided below in respect of each point raised in the Council's request.

**1. Impact of the proposed development on the existing public surface water sewer.
Proposed drainage layout.**

Response:

Impact on surface water sewer

We have had an initial discussion with South Dublin County Council Water Services Department. Their requirement is that the nearest point of the building should not fall within a 45 degrees line of influence from the base of the pipe to avoid loading from the structures being imposed on the pipeline. The proposed extension will have light loading and will be supported on micro pile foundations to a depth of 3.5m minimum. This will ensure that the loading line of influence will be well below the invert level of the existing storm sewer ensuring there is no impact.

The piled foundation has been designed by Hanley Pepper Consulting Engineers and is shown on the drawing number 1210.

We have also ensured that there is sufficient space provided to access and carry out any required maintenance on the surface water sewer - refer to the drawing number 1120. A setback in a range of 2.5m to 3.6m will remain for access requirements over the sewer. It is important to note that the existing sewer is located directly under the boundary line with the neighbouring property and is likely to be influenced by the existing neighbouring structure of 11 Ardeevin Drive.

All new piled foundations will be designed and coordinated by Hanley Pepper Consulting Engineers, who are appointed as project Civil and Structural engineers.

Proposed drainage layout

Proposed drainage layout has been prepared by the civil engineer and shown on drawing number 1120. It is clearly shown that the foul and surface water systems are discharging to separate networks.

The soak pit to the rear garden has been proposed. It will be sized for the site area given area drained, rainfall duration, rainfall ratio and soil infiltration rate. Calculations will be based on BRE Digest 365 "Soakaway Design". Site percolation tests are currently being commissioned to

determine the soil infiltration rate and the actual soak pit size will be updated according to capacity. The design of the soak pit will be completed by Hanley Pepper Consulting Engineers.

2. Length of the single storey extension and its visual impact

Response:

I feel it is of a great advantage to the comfort and experience of the occupants of the house to construct the single-story extension in the orientation as shown on the drawings as opposed to across the full rear width of the house. In this location, ie. extension set back from the west boundary, the interior benefits from the afternoon and evening sun. I got the idea for this from the SDCC House Extension Guide, page 9: *Create opportunities for creating sheltered and sunny south facing patio area of sitting out area.*

The rear garden is north facing, so I felt a glazed screen with doors to the west, leading to a patio, would encourage the use of the space more. This shape also allows us to keep the rear window to the ground floor bedroom. The neighbouring property at 11 Ardeevin Drive is screened from the east facing windows by the existing boundary wall. The extension never comes closer than 2.28m to the boundary wall and finishes 8m from the rear wall (circa 7.6m when measured from the roof overhang).

I did consider the impact of the extension on our neighbours. We did discuss this with our neighbour from 11 Ardeevin Drive and looked at the proposal with them. The proposal does not cause any overshadowing of the site to the east.

It is worth noting that the typical distance to the side boundary wall along the street is between circa 1.3m and 2.5m. – refer to drawing 1003.

3. Loss of rear garden space

Response:

We propose to demolish a total footprint of approx. 32m² of the original dwelling and the 6.6m² existing shed. The new extension has a footprint of 64.8m². The new footprint of the house provides us the screened external storage (bins, bicycles, etc) to the west side (former garage structure), removes the oil tank with a garden shed and opens up usable private garden space to the east where the driveway currently runs to the rear gable of the house.

The footprint of the house increases by circa 30.7m² in comparison to the existing footprint, which is an increase by only 5%. Please refer to schedule on drawing no. 1002.

The current usable rear garden space is circa 228m². Proposed rear garden area will be circa 186m² (the loss of 42 m²) and including the open space to the sides of the house it will amount to 251m². I am of a strong opinion this is a very reasonable and by all means sufficient for the house of this size, as recommended by the SDCC House Extension Guide (pages 9 and 19).

I checked the SDCC Development Plan and this appears to exceed the minimum requirements of 70m² (ref. chapter 11.3.1 subheading (iv), table no. 11.20).

I've prepared a clear drawing showing comparison between existing and proposed open private space – please refer to drawing number 1002.

4. Dormers' design

Response:

Western dormer

The western dormer contained a bathroom and a small study in my original planning proposal. I have reconsidered this and I feel it would be more appropriate have the two bathrooms in this space. In this way both windows in this dormer can be fully frosted to prevent overlooking of adjoining property of no. 7 Ardeevin Drive. This is in line with recommendations of the Extension Design Guide page 14.

I have also pulled back the west wall of the dormer to ensure that it is at least 3 tile courses away from the eaves line (approx. 800mm measured horizontally), as per recommendation of the Guide page 20, to minimize the impact on the adjoining property.

To regain the lost floor area the dormer has been slightly increased in length, however this bears no impact on the adjoining property. The height of the dormer and size of windows have stayed unchanged.

Eastern extension

The intention on the east extension design was to complement and match the existing roof structure in style and materials used and not to appear as a dormer, as the roof turns, maintaining the existing look and feel. However, we note SDCC concerns on the balance between main house gable wall and height of the east extension. To address this the apex level of the extension has been lowered by approx. 340mm, which is increase of 100% of the previous level difference between main house apex and extension apex heights. I feel that this assisted the extension in appearing subservient to the main house. I also feel that any further changes to the east extension design, being this for example change of the roof size, shape or materials used, will not be appropriate and in line with the Extension Guide, especially recommendations on pages 17 and 18. The east extension as designed provides an attractive and clear main entrance to the house, without affecting the main house front wall, which I would see as being a main feature of the house and characteristic element of the streetscape, and which by all means should be preserved. The east extension in its proposed shape and form also provides a functional kitchen area with utility space, and a reasonable size 1st floor storage/walk-in-wardrobe space. To address the concerns of overlooking the adjoining property to the east, ie. 11 Ardeevin Drive, I decided to change the glazing in the extension's gable wall window to frosted.

5. Extended site layout plan

Response:

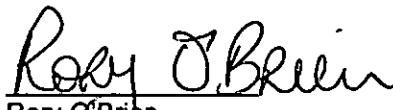
Please refer to a new drawing number 1003 which contains existing and proposed site block plans in scale 1:500 including the existing development to the rear of the site, ie. houses along Leixlip Road including extensions and outbuildings.

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

- 6 No. sets of the architectural drawings plus a Drawing Register and OS map

I trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,


Rory O'Brien

Encl.