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South

South Dublin County Council,  
Planning Department,  
County Hall,  
Town Centre,  
Tallaght,  
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Date 9<sup>th</sup> April 2021

Re. One Bedroom, two storey semi detached house to No 20 Woodford Park

Dear Sir/ Madam

On behalf of my clients Sean Walsh I hereby apply for planning permission for a One Bedroom, two storey semi detached house to No 20 Woodford Park to his property at No 20 Woodford Park, Dublin 22.



Planning permission was granted for a very similar development in 2009, (Reg Ref SD09 A/0322), this permission was extended on 2014, however my client failed to renew the permission in 2019, we therefor now apply for permission to re-instate this permission.

### **Residential and Visual Amenity**

The application is for a proposed one bedroom and study/storage room two storey terraced house to the side that will form a continuation of the existing row of semi-detached houses. The proposal consists of two new modified vehicular entrances to provide parking spaces for the existing dwelling and the proposed dwelling. New boundary walls to the front of existing site are also proposed.

#### *Minimum Floor Area*

The proposed dwelling has an internal floor area of approximately 62.3sq.m which would comply with the minimum 50sq.m requirement for a one bedroom house as set out in the South Dublin County Council Development Plan 2016-2022 (Table 11.20: Minimum Space Standards for Houses). The proposal would comply with the provisions of the South Dublin County Development Plan 2016-2022.

#### *Private Open Space*

The area of private open space to the rear for the proposed 1 bedroom house is approximately 45sq.m which is slightly lower than the 48sq.m minimum private open space minimum requirement set out in the South Dublin County Council Development Plan 2016-2022 for a one bedroom house, the private open space for the existing 3 Bedroom residence will be 48sq m which is slightly less than the 60 sq m required under Table 11.20 of the SDCC Development plan. We submit that this is acceptable in light of National Policy of increasing Housing Density, this was also accepted under the previous grant of permission (Reg Ref SD09 A/0322).

#### *Ridge Heights*

From the proposed contiguous elevations submitted the proposed ridge height and eaves height will align with the ridge height of the attached dwelling at No 20 Woodford Park. This would visually accord with the character of the area.

#### *Separation Distances & Overlooking*

As the separation distance from the proposed first floor rear window is greater than the required 22.0 metres between directly opposing above ground floor windows there is considered to be no undue overlooking with the neighbor to the rear at the east. The proposed dwelling will have a bathroom window at first floor level on the southern elevation. The window to the side will look out onto the public roadway so will not create any undue overlooking.

#### *Building Lines*

The proposed one bedroom, terraced house will be built up to the boundary with the neighbor (No 20). The proposed front building line will align with the main front building line of the existing house. This would accord with residential and visual amenity.

#### *Aggregate & Unobstructed Living Area*

The proposed aggregate living area is approximately 28sq.m. This would comply with Table 5.1: Space Provision and room sizes for typical dwellings for a 2 bed/3 person house (2 storey) which requires 28sq.m aggregate living area. The proposed unobstructed living room width of approximately 4.0 metres at its widest and approximately 3.0 metres at its narrowest would substantially comply with the 3.6 metre minimum for a two bedroom dwelling (Section 5.3.2 Space Requirements and Room Sizes).

### *Bedroom Sizes*

The floor area of the proposed main bedroom(master bedroom) will be approximately 13.1 sq.m and the floor area of the storeroom will be approximately 4.5sq.m. These proposed areas would be acceptable and comply with Section 5.3.2 Space Requirements and Room Sizes of the Quality Housing for Sustainable Communities-Best Practice Guidelines 2007.

The proposal would not be considered to have an adverse impact on residential and amenity. It is considered that the proposed development would not adversely impact on the residential and visual amenity and is would be in accordance with proper planning and sustainable development of the area. The proposal would be in accordance with the zoning objective for the area which seeks '*to protect/and or improve residential amenity*' and would therefore be in compliance with the South Dublin County Development Plan 2016 - 2022.

### *Services and Drainage*

All foul drainage will drain to the existing public sewer in accordance with eh drainage runs indicated on the site/ Block Plan, drainage outfall calculations are included in the submitted information.

All new surface water drainage will be drained to a new soakpit or rainwater attenuation tank in accordance with BS 8301 and indicated on drawings.

### *Access and Parking*

It is proposed provide 2 car parking spaces to serve the existing residence at No 20 Woodford Park and one car parking space to serve the proposed one bedroom residence.

The configuration of the existing entrance gates will be re-arranges to provide access for the proposed parking layout.

We attach the following documents in support of our application :-

A/ 6 copies of the following drawings

- 21.14 001 Site Location Map
- 21.14 002 Site Plan
- 21.14 003 Proposed Plans
- 21.14 004 Proposed Elevations
- 21.14 005 Proposed Section/ Side elevation.

B/ Site Notice

C/ Application form.

D/ The newspaper add from the Herald dated 05.05.2021

E/ Drainage outfall calculations.

I will pay the application fee (€34.00) electronically.

Yours sincerely.



Daryl Bent DRB Design