

your ref:

our ref:

date:

28- July 2021

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24

Proposal: Planning permission for Roof windows to front roof, alteration of existing hip roof to gable roof to accommodate stairs to attic, attic conversion to non-habitable storage space with new dormer to rear and new frosted glass window to gable end and all ancillary works

Site Address: 46 Moyville, Rathfarnham, Dublin 16

Applicant: Fidelma Brady

To Whom It May Concern:

This is a planning application for conversion of attic to non-habitable storage space at 40 Carrs Mill, Donabate, Co Dublin.

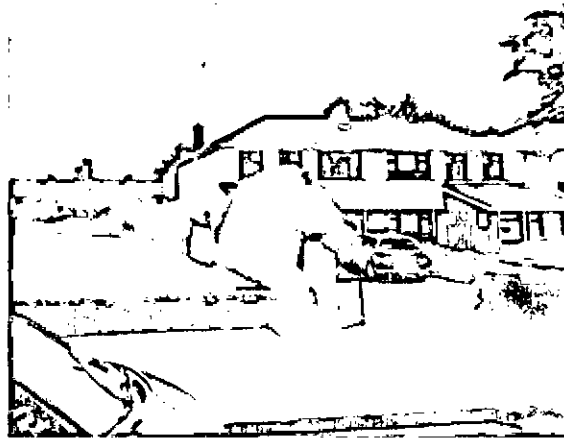
Proposal

The proposal is a simple addition of a gable to side of the attic to create additional space, to allow the stairs to appropriately access the stairs thus creating a useable storage space in the attic space with a metal clad contemporary dormer to the rear roof. The proposal will be used as additional storage area within the house.

Design Guidance

The proposed roof attic has been designed of the in keeping with this best practice and in keeping with best available design guidance as follows;

- The design reflects the existing character of its location using sympathetic material finishes and window sizes
- The addition is visually subordinate to the roof slope, enabling a large portion of the roof to remain visible
- The roof materials are proposed to match the existing roof tile colour, with a metal cladding detailing of high quality finish
- The roof tiles are proposed to match the existing roof tile colour.
- The new addition is set back from the eaves level to minimise the visual impact and reduce overlooking



Existing Streetscape



Proposed Streetscape

There is a strong precedence for similar development within the immediate vicinity of the site within the Wood park area development as follows;

| | | | |
|----------------|------------|---------------|------------|
| 96 Moyville - | SD14B/0281 | 64 Moyville - | SD15B/0089 |
| 118 Moyville - | SD04B/0412 | | |

Conclusion

We propose that the design of the addition to the attic is in keeping with best practice and that it will not injure the amenity of the area or take away form the amenity of the immediate neighbours and as such we recommend that the Planning Authority grant planning permission in this instance.

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEArchitecture Architectural drawings
3. 6 copies of ordnance survey maps
4. 1 copy of the site notice
5. 1 copy of the newspaper advert
6. Completed application form
7. Application fee of €34.00

We trust that the above meets with your approval, and we look forward to your valued response,

Joseph English