

28 Crannagh Road

Ref. No.: i.e. 2002/Letter/001/SDCC

South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin

05.08.2021

**Planning Application for the renovation and extension of 28 Crannagh Road,
Rathfarnham, Dublin 14, D14 CF85.**

A Chara,

On behalf of our client, Ferga Kane and Paul O'Neill, we wish to apply for planning permission for the renovation and extension of the existing house at 28 Crannagh Road, Rathfarnham, Dublin 14,

The application seeks permission for;

- a) The widening of the existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required.
- b) The demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property.
- c) The provision of a new entrance door and canopy along with associated fenestration revisions to the front of the property.
- d) The provision of a new one and two storey extension, with set back at first floor level to the front, and side of the property. Along with all roof lights and associated site works.
- e) The provision of a new canopy along with associated fenestration revisions to the rear & sides of the property.
- f) The provision of a new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

Please find attached, as required, the following:

- a. 6 no. copies of our Demolition Series dwgs no. 2002/PA/000/A.
- b. 6 no. copies of our Planning Application dwgs no. 2002/PA/100/A.
- c. 6 no. copies of our Drainage Series dwgs no. 2002/PA/200/A.
- d. 6 no. copies of our Planning Application dwgs for the shed to the rear. dwg no. 2002/PA/300/A.
- e. 6 no. copies of our Survey, dwgs nos. 2002/SV/000/A.
- f. 6 no. copies of the OS map with the site outlined in red, position of site notice indicated.
- g. 1 no. copy of our Issue Sheet 2002/IS/003/PA.
- h. 1 no. copy of the Site Notice as erected on the 5th of August 2021.
- i. 1 no. copy of the Newspaper Planning Notice from the Irish Daily Mail of the 31st of July, 2021 with notice outlined in red.
- j. 1 no. copy of our completed planning application form and associated Appendix A. attached to this cover letter.
- k. Payment of fee of €34.

In response to Question 9 of the planning application form, please find the following, Appendix A;

1. Design Statement;

The aim of the project has been to restore the house in a manner befitting its 'Arts & Crafts' character while allowing it to function as contemporary family home.

With the partial extension to the ground floor and reimagining of the existing connections to the rear garden, we propose an uninterrupted integration of proposed and existing spaces, creating more responsive and comfortable space for contemporary life.

In addition, we aim to improve the functionality of the home through better curated space and service facilities, and expansion of the bedroom accommodation through the provision of a first floor extension. The proposed upper floor provides for a more expansive contemporary layout. This is achieved through proposed ensembles to the bedrooms, the proposed additional Office/Study space, increased areas in the bedrooms allowing for a desk/nook, and the new Master wing in the east extension.

It is submitted that the proposed revisions will significantly increase the long term sustainability of the home and garden while having little or no impact on the amenity of the adjoining properties.

It is submitted that the proposed revisions are in substantial compliance with Clause 1.2.27 of the South Dublin County Council Development Plan 2010-2016 for Domestic Extensions.

2. Site description

2.1 The site for the proposed works, 28 Crannagh Road is to be found on the South side of Crannagh Road, roughly within the middle of the terrace. To the rear of the curtilage is the Castle Golf Club, separated from the adjoining properties by generous mature growth to all boundaries.

2.2 The adjoining properties front facade are each of their own unique composition. The only corresponding elements to the terrace being the general height and material choice, with pebble dashing, brickwork walls and brickwork sills to the fenestration in a loose 'Arts & Craft' configuration.

3. House Description and Current Condition

3.1 28 Crannagh Road, is a double hipped Mid 20th Century detached dwelling, with a two storey arrangement, and a single storey flat roof Garage and Utility to the East of the property. To the rear a two storey edifice and balcony, and associated terrace are found along with a more contemporary poorly built single storey addition.

3.2 The immediate structure is generally in good decorative and structural order, with the original architectural features retained to the front facade, albeit majority of the windows having been replaced with an early aluminium window system to the all sides of the dwelling. To the interior, refurbishments and extensions have been carried out since the buildings completion leaving the original plan format unclear.

4. Proposed Works

4.1 It is submitted that the works by their nature, seek to augment and build upon the original spaces and features of the structure and in making them more environmentally comfortable and architecturally legible, helping secure its sustainability into the future. All without having a significant impact on any architectural heritage merit of the property.

4.2 The substantive portion of the works as proposed relate to the rear of the property, and seek to address the lack of direct links between the main living spaces themselves and separately to the external outdoor areas, currently separated by a deep covered two storey terrace annex, which is to be removed.

4.3 It is submitted the proposal provides additional facilities and with the addition of the Master Bedroom/Suite at First Floor Level provides for a larger single family occupancy dwelling appropriate to the size of the overall site. The existing front facade remains relatively unaffected by the proposal, with the additional extension to the first floor facing north onto Crannagh Road being recessed and clad in a brick screen to prevent overlooking of the adjacent properties and minimise its visibility from the street.

4.4 To the rear of the property, currently comprised of an empty greenhouse and planter, we propose an additional adaptable amenity and storage shed for the family [refer to PA/300 Series]. We envision this 'shed' as a further extension of the house and garden, being used by the family as required as part of the overall single occupancy.

This structure is framed by the existing planter to allow for the soft separation of the two external areas to the garden.

4.5 To allow for a more efficient economy of plan, we propose to relocate the existing front door to the centre of the plan. In doing this when you enter the dwelling you arrive in the centre of the structure with a direct visual link to the rear garden, and upper floor.

This arrangement establishes a more legible plan within the shared living spaces and the private areas to the right such as the WC, Formal Sitting Room and revised First Floor accommodation.

5. Summary

The proposed works to the structure seek to provide the dwelling with the desirable facilities & open internal connections of contemporary living and more direct links to the existing garden. It is proposed that the interventions are of a scale commensurate for a site and dwelling of its size.

With the new extension works over the existing garage in a brick finish similar to the rest of the structure, the proposal creates a series of spaces, designed to meet the needs contemporary family life, all the while respecting the character and proportions of the original structure and all its original architectural features.

The proposed works and reconfiguration of the rear of the house is of such design, scale and architectural detail, so as to avoid over looking with neighbouring structures while at the same time allowing the inhabitant views and ease of access to their own garden.

It is submitted that the proposed domestic improvements will significantly increase the owners' enjoyment of their home and garden while having a positive impact on the amenity of the adjoining properties.

We would be very grateful if you could process this application at your earliest available opportunity and in the interim if we can be of any assistance please do not hesitate to contact us.

Should you require any further information regarding this, please do not hesitate to contact us.

Yours sincerely



Allister Coyne MRIAI
Ailtireacht Architects
CC Client

