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Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24YNN5.

Site: 9 Hazelwood Crescent, Dublin 22 (D22 VN51).
Stage: Planning Permission

To the planning officer.

Please find enclosed the documentation required for submission for full planning application. I herewith enclose the following in relation to the above.

1. Completed application form.
2. Planning fee attached.
3. Planning overview report.
4. The original newspaper notice and five copies.
5. Six copies of the Site Notice.
6. Ordnance Survey Ireland maps
7. Six copies of plans, elevations and site plans.


SOUTH DUBLIN COUNTY COUNCIL

09 AUG 2021

PLANNING DEPARTMENT

Please consider this proposal on its merits and we look forward to a positive decision in due course.

Kind regards,


(**Patrick Clarke**) *(Dip. Arch. Tech, BA Mgt., MCIAT, C.BuildE MCABE)*

Director



Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24YNN5.

Site: 9 Hazelwood Crescent, Dublin 22 (D22 VN51).
Stage: Planning Permission
Document: Overview Report



To the planning officer,

Our client, Mr. Brian McMahon, is living in 9 Hazelwood Crescent, Dublin 22. Mr McMahon's elderly mother is going to move in with him. The purpose of this extension development is to seek permission for a 'Family Flat'.

In seeking this permission, we are conscience of the South Dublin County Development Plan, Chapter 2 - Housing (2.4.2 Family Flat): "*A family flat refers to a temporary subdivision or extension of a single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent)*".



The purpose of the family flat is to provide space to live for his elderly mother. The extension of his home will be connected to the existing house. The family unit will be subsidiary to the main existing house and have only one bedroom. The front door to this family flat will be recessed back off the main building line. This is to make sure that there will be no confusion as to where the front door of the main building is.

Permission for the attic conversion is also being sought to provide extra bedroom space so that Mr McMahon's siblings can stay for short periods of time while they take turns to be helping to provide care for their elderly mother. Again, with this proposal we believe we are compliant with South Dublin County Development Plan, Chapter 11 – Implementation (11.3.3 Additional Accommodation) for both the Extension and the Family Flat in general.

We realise that the housing estate of Hazelwood is a mature, settled estate. In this stretch of Hazelwood Crescent, the roofs are generally apex in nature, slopped on two sides. Our client's house is one of four houses in a row that are 'hipped', the roof sloped on three sides. This can be seen from photograph one below.

Our proposal will alter the existing roof from a hipped roof to an 'apex' styled roof. We are very much aware that the roofline of a building is one of its most dominant features and that the proposal to change it is carefully considered. We believe we are treating it sympathetically in terms of its surroundings



Photograph One – Hazelwood Crescent apex and hipped roofs.





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The proposed dormer window is to be located on the rear elevation, set back from the eaves and below the ridge level to minimise their visual impact and reduce the potential for overlooking of adjoining properties. Our dormer window is visually subordinate to the roof slope, this enables a large proportion of the original roof to remain visible. The actual windows will relate to the windows in the existing house. We believe that the proposed pressed metal cladding will complement the existing buildings finished materials.

We are drawing off other examples of hipped roofs to apex roofs with gables in the local area. Within the Hazelwood housing estate itself there has been planning permission granted to do this in recent times, please see reference numbers: SD05B/0329, SD18B/0184 and a recent application too that has not been decided upon SD21B/0374.

We believe that the proposed development is in keeping with the character of the housing estate while maintaining the same streetscape. However, the big advantage is for the home owner. Removing the hipped roof means the space can be utilised far more effectively within the house.

There are several parts of the Technical Guidance Documents that we are paying particular attention to making sure they are satisfied: Part A – Structures, Part B – Fire Safety, Part K – Stairs, Part E – Ventilation and Part L – Energy Conservation. We are determined to make the new proposed extended space the same cosy, comfortable family space that there is in the existing parts of the house.

Please consider this proposal on its merits and we look forward to a positive decision in due course.

Kind regards,

A handwritten signature in black ink, appearing to read 'Patrick Clarke', is written over a horizontal line.

(**Patrick Clarke**)

Director

