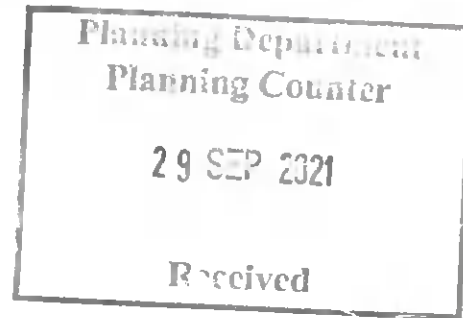


Planning Department
South Dublin County Council
County Hall
Town Centre,
Tallaght
Dublin 24
29th September 2021



Dear Sir/ Madam,

RE: Planning application for extension and refurbishment of 35 Knocklyon Drive, Templeogue, Dublin D16W2F9 for Colm and Linda Christle.

We propose to upgrade the house to current design standards including bedroom aggregate areas (see schedule of areas attached) energy and the Building Regulations.

The existing staircase does not comply with – **Technical Guidance Document K (TGD K)** and - **Headroom 1.1.9 Headroom over the whole width of any stairs, measured as shown in Diagram 3, should generally be not less than 2 m and therefore is non compliant with TGD Part B Fire Safety** (Please refer to drawing PP01 Section B-B.). There is limited headroom with the upper winder steps and the ceiling. We therefore needed to reconfigure the entrance to construct a compliant staircase. This reconfiguration and the circulatory area for the new staircase required the addition of an exempted development porch. Please note we were constrained by the dormer roof angle.

To the ground floor we propose an extension to the rear to provide an open plan living, dining kitchen area, a family living room to the front and a room to the side to provide for an accessible office or 4th bedroom. The side extension has been setback by 750mm in accordance with the **SDCC, House Extension Design Guide** from the main house front building line.

The first-floor level extension is modest in size at 14sqm to facilitate 3 standard bedrooms and a small sized family bathroom. Due to the dormer bungalow style of the house a small dormer to the bathroom is required to facilitate headroom in accordance with Building Regulations part TGD K.

This proposed dormer will be in keeping with the existing dormer to the house in height and style and designed in accordance with the **SDCC, House Extension Design Guide** principles for dormer windows. The proposed dormer is setback from the boundary, ridge, and the eaves level.

Planning has been granted for two storey extensions to the side and dormer windows to the rear of:

- 20 Ballyroan Park, Templeogue, Dublin 16 – **SD07B/0798**
- 19 Ballyroan Park, Templeogue, Dublin 16 – **SD11B/0080**

Front Dormer extension has been granted to:

- 1 Knocklyon Drive, Templeogue, Dublin 16 – **SD21B/0394**

Additional Dormer granted to the front to:

- 8 College Crescent, Terenure, Dublin 6W - **SD16B/039**.

Soakaway testing was undertaken by Once Project Engineers and the results and drainage proposals are attached with this application.

The refurbishment and alterations are designed by my professional architectural firm, should permission be received the works would be properly and adequately supervised. The works will be tendered to suitably qualified builders used previously by my practise.

Please see enclosed with this Application the following documents and drawings as per South Dublin County Council requirements:

1. *Fee Cheque for €34 – planning permission*
2. *Planning Application form completed*
3. *1 No. Newspaper notice*
4. *1 Schedule of Areas*
5. *1 No. signed copy of the Site Notice*
6. *06 No. Copies of the following drawings/documents:*
 - *2106-PP01 – Existing Survey Plans, Section, Elevations and Site Ordnance Location map*
 - *2106-PP02 – Proposed Plans, Sections and Elevations*
 - *Once Engineers 5311- Drainage Report*
 - *Once Engineers 5311/01 Drainage Report Drawing*

Should you have any queries please do not hesitate to call. We hope this Application is deemed satisfactory and look forward to hearing from South Dublin County Council at the appointed times.

Yours sincerely



Deborah Sakac, Director
MRICS, MSCSI, APMP, RIAI