

PROJECT: Alterations & Extension to 117 Marian Road, Rathfarnham, Dublin 14.

STAGE: Planning Application

DATE: September 2021

Ref: 21-02

Written Description of Application



Existing Front Elevation

The enclosed planning application, submitted by myself on behalf of my clients, David and Ayu Kiely, is for the proposed construction of a two storey extension to the side, extending single storey to the front, a single storey bay extension to the front, a single storey extension to the rear, and infilling of existing (internal) porch to the front (to extend the existing Hall), all to an existing two storey semi-detached house at 117 Marian Road, Rathfarnham, Dublin 14.

In addition minor alterations are proposed to existing front and rear elevations (including enlarged window to front at first floor) and it is proposed to widen the existing vehicular entrance (both noted as part of this planning application).

The total floor area of the existing house (including garage, covered side passage and outhouse) is 124.5 m.sq.

As noted as part of the application, to facilitate the construction of the proposed extensions to the side/rear of the existing house, it is intended to demolish/remove an existing attached garage, covered side passage and outhouse (containing WC).

The floor area of the proposed extended house is to be 165.7 m.sq.

To the rear garden of the existing house, as existing (8.5 m.sq.) shed is to be retained.

Two Storey/Single Storey Extension (to Side/Front)

The proposed two storey extension to the side of the existing house, extending single storey (1.2 metres) to the front, is to accommodate a Study/Den Utility Room/WC and new Kitchen at ground floor, and, new Bedroom and EnSuite at first floor.

The line of the front and rear walls of the proposed two storey extension are to match the existing. The side wall of the proposed two storey extension is to be built 1.0 metre off the boundary/party line with the adjoining house (No. 119), to retain a side passage between the front and rear gardens. First floor windows to the proposed two storey extension are to be approx. 8.8 metres from the front boundary, and, 18.4 metres from the rear boundary (the boundaries they face).

The proposed two storey extension is to be roofed with a pitched roof, extending from the existing main roof, with hip to the side (to follow the line of the existing hip/main roof structure). A roof window (and lightwell) is proposed to the rear, to/over the first floor landing, to provide natural light. An existing roof window to the rear of the main roof is to be retained (to the existing main attic/roof space). The single storey element of the proposed extension to the front is to be roofed with a pitched, lean-to roof, with vertical gable end.

External wall finishes to the proposed two storey/single storey extension are generally to match the existing, with brick to the front, at ground floor, and pebble dash to the front, at first floor, and to the side and rear. Roof finishes are to be (coloured) concrete roof tiles to match the existing. New windows/external doors are to be alu-clad timber.

Single Storey (Bay) & Hall Extension (to Front)

A single storey bay extension is proposed to extend (0.95 metres) to the front of the existing house, to extend the existing Living Room. The side wall of the proposed bay extension is to be built 0.38 metres off the boundary/party line with the adjoining house (No. 115). The proposed single storey bay extension is to be roofed with a pitched, lean-to roof, with vertical gable end, to extend across the front of the existing house to from an open porch to the (new) front door.

External wall finishes to the proposed single storey bay extension is to be brick, and roof finish is to be (coloured) concrete roof tile, generally to match the existing. New windows/external doors are to be alu-clad timber.

As noted above (and noted as part of the application), it is proposed to infill the existing (internal) porch, to the front to the existing house, to extend the existing Hall, and provide a new (painted hardwood) front door with sidelights.

Single Storey Extension (to Rear)

The proposed single storey extension to the rear is to accommodate a new Dining Area. The extension is to be flat roofed, with parapet walls all round, and with angled roof windows to maximise natural light.

As with the proposed two storey extension, the (south) side wall of the proposed single storey extension is to be built 1.0 metre off the boundary/party line with the adjoining house (No. 119), to retain a side passage between the front and rear gardens. The (north) side wall of the proposed single storey extension is to be built 3/75 metres off the boundary/party line with the adjoining house (No. 115) to leave an external/courtyard space to the rear of the existing house.

The side walls of the proposed single storey extension are to be built inside the existing boundary walls, both sides. To the east side, along the boundary with No. 7, the proposed extension is to extend 4.75 metres from the rear wall of the existing house (to same/similar extent as extension to the rear of No. 7). To the west side, along the boundary with No. 3, the proposed extension is to extend 5.68 metres from the (line of) the rear wall of the existing house (to same/similar extent as extension to the rear of No. 3).

External wall finishes to the proposed single storey bay extension is to be self-coloured render with powder coated aluminium capping all round the top of the parapet walls. New windows/external doors are to be alu-clad timber. To the rear of the extension, a hardwood pergola/brise soleil is proposed.

Other Minor Works

With regard to the existing house, as noted as part of the application, minor alterations are proposed to existing front and rear elevations to the existing house. To the front of the existing house, at first floor, it is proposed to widen the existing window opening to Bedroom 3 to make the existing window opening proportional to other window openings. To the rear of the existing house, at first floor, it is proposed to close up the smaller of the two window openings to the Bathroom and lengthen the remaining window opening to the Bathroom, and, at ground floor, it is proposed to enlarge (and make full length) the existing window opening to the Family Area. To the existing house, new/replacement windows/external doors are to be alu-clad timber.

Vehicular Entrance

As part of the application it is proposed to widen the existing vehicular entrance (to the front/to Marian Road) from 2.4 metres to 3.50 metres wide, to facilitate easier off street parking. It is intended that one of the existing gate piers be relocated (and/or be re-built to match the existing) to form the widened vehicular entrance, as indicated per the drawings. Also see Site Layout Plan – Dwg. No. P-02 and Dwg. No. P-08.

Drainage/SUDS & Flooding

With regard to drainage, the existing drainage systems on site are (private) separate foul and surface/rain water drainage systems which connect to the existing public separate foul and surface water drainage systems on Marian Road (see copy of extract from Irish Water Services Map attached confirming the existence of separate foul and surface water drainage systems on Marian Road).

All new (and any existing) foul and surface/rain water drainage, as indicated per the drawings, are to be designed, installed and maintained as separate systems.

All new (and existing) foul water drainage, to the existing house/proposed extension, is to be connected to the existing foul water drainage system within the site (and connection to the public foul water drainage system maintained).

All new (and existing) surface/rain water drainage *to the front* of the existing house/proposed extension is to be connected to the existing surface water drainage system within the site (and connection to the public surface water drainage system maintained). All new (and existing) surface/rain water drainage *to the rear* of the existing house/proposed extension is to be connected to a proposed surface water soak away to the rear garden (as/where indicated per the Site Layout Plan – Dwg. P-02) constructed in compliance with BRE 365, to reduce the volume of surface/rain water entering the public drainage system. At minimum, the area equivalent to the additional footprint of the proposed extension is to be directed to the proposed surface water soak away/is to be attenuated on site. The final size of the surface water soak away is to be determined after the carrying out of a soil infiltration test. The proposed surface water soak away will be no closer than 5.0 metres to any structure and/or 3.0 metres from boundaries.

Any new parking/hard standing areas are to be constructed in accordance with the Greater Dublin Strategic Drainage Study for Sustainable Urban Drainage Systems (SUDS) with permeable surfaces.

With regard public drainage and water services, as indicated per the Water Drainage/Services Map attached, no public foul/surface water sewer lines and/or no public water mains cross/enter the site.

With regard to flooding, there is no record of the site being flooded. Extract from the Dodder Catchment Flood Risk Assessment map attached (with site indicated) showing the site well away from (fluvial) flood risk areas.

Conclusion

We are of the opinion that the proposal is reasonable and sympathetic with its context. Given the scale/extent of the proposed development/extension, in conjunction with the orientation of the site and layout/orientation of the adjoining houses (and extension), we would suggest the proposed development will have no or minimal impact on the amenity of the adjoining houses and/or their gardens/private open spaces.

Dara M. O'Connell DiplArch BArchSc MRIAI RIBA
01st October 2021

ATTACHMENTS:

- A Extract from Irish Water Services Map
- B Extract from Dodder Catchment Flood Risk Assessment



Existing Rear Elevation

Ref: 21-02

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Greystones
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Ireland
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Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

01 October 2021

Re: Planning Application for Alterations & Extension to 117 Marian Road, Rathfarnham, Dublin 14.

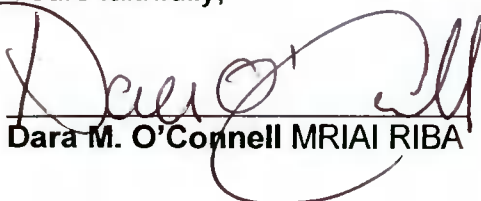
Dear Sir/Madam,

In compliance with the Planning and Development Regulations, 2001, please find enclosed the following documents, in connection with the above, submitted on behalf of my clients, David and Ayu Kiely.

- 6no. copies of Maps and Drawings, in compliance with Article 23 of the Planning and Development Regulations 2001, as per schedules attached;
- 1no. copy of Newspaper Notice, The Echo, 30th September 2021;
- 1no. copy of Site Notice as erected, 30th September 2021;
- Completed Planning Application Form;
- 1no. copy of Area Schedule;
- Prescribed Planning Fee;
- 3no. copies of Written Description of Application Submitted.

I trust you will find the enclosed correct and in order. Should you have any queries regarding the application, please do not hesitate to contact me.

Yours faithfully,


Dara M. O'Connell MRIAI RIBA



Encl.



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Map & Drawing Schedule

Dwg. No.	Drawing Title	Scale
21-02 P-01	Site Location Map	1 : 1000
P-02	Site Layout Plan	1 : 200
P-03	Plans, Section & Elevations – Existing	1 : 100
P-04	Plans & Sections – Proposed	1 : 100
P-05	Elevations – Proposed	1 : 100
P-06	Site Sections AA / Front Elevations	1 : 125
P-07	Site Sections BB / Rear Elevations	1 : 125
P-08	Front Boundary Wall Elevations	1 : 100

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Area Schedule

Site Area **376.0 m² / 0.0376 ha**

EXISTING HOUSE

Total Existing Ground Floor Area 52.9 m²

Total Existing First Floor Area 47.0 m²

Total Existing (Habitable) Floor Area **99.9 m²**

Existing Porch (Non-Habitable) 1.5 m²

Existing Garage (Non-Habitable) 12.4 m²

Existing Side Passage/Outhouse (Non-Habitable) 10.7 m² 24.6 m²

Total Existing Floor Area **124.5 m²**

Areas to be Demolished:

Single Storey Kitchen (Habitable) 7.5 m²

Porch (Non-Habitable) 1.5 m²

Garage (Non-Habitable) 12.4 m²

Existing Side Passage/Outhouse (Non-Habitable) 10.7 m² 32.1 m²

Total Existing Floor Area Retained **92.4 m²**

PROPOSED HOUSE/EXTENSION

Total Proposed Ground Floor Area 96.9 m²

Total Proposed First Floor Area 68.8 m²

Total Proposed (Habitable) Floor Area **165.7 m²**

LESS Total Existing Floor Area Retained 92.4 m²

Floor Area of Proposed Development **73.3 m²**

LESS Area to be Demolished 32.1 m²

Total Proposed *Additional/Cumulative* Floor Area **41.2 m²**