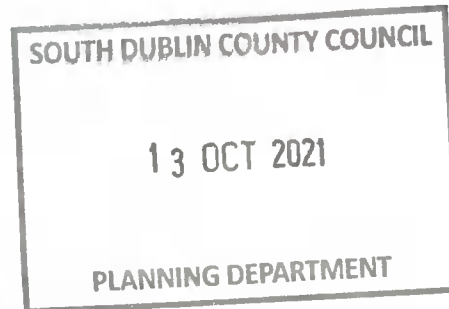


8th October 2021.

The Planning Department,
South Dublin Co. Council,
County Hall,
Dublin 24.



RE; New planning application submission.

Dear Sir/Madam,

On behalf of my clients, Dáire (myself) and Romaine Nolan, I wish to apply for Planning Permission for:

Demolition of existing shed attached to the rear and replacement with extension to existing two-storey dwelling, complete with adjustment to existing first floor Velux roof windows on the southeast elevation to new dormer style storey-and-a-half roof and windows. Additional high level Velux windows to the northwest elevation roof.

Included in the application are the following documents:

1. The required fee: a cheque for €34.00. (stapled to application form)
2. A completed Planning Application Form
3. 1 x original 'The Echo' newspaper extract (page), dated 7th October 2021, containing the relevant notice
4. 1 x copy of the Site Notice
5. 1 x copy of drawing register 1910 - PG - Issue 1
6. 6 x A3 copies of each of drawings 1910 - PG - 1.1 to 1.15 inclusive as listed in the drawing register.

The Background

No. 16 is at the end of a cul-de-sac street of similar bungalow-style homes, see picture on following page of No. 16 and some of its neighbours as viewed from the street (Oakcourt Park).

The house was previously extended following a planning application in 2007 (Ref. SD07B/0336, 18/04/2007). This work extended the small-sized original bungalow to the rear while also creating new first floor level space via 'rooms-in-the-roof'. This was facilitated by a lowered ground floor level of the extension that utilized the natural fall off in ground level to the rear.

Our growing family (now with four children) now has a need for further space. The challenge to achieve this by moving to an alternative property is extreme; current property prices, very limited supply of properties and most definitely an almost non-existent availability of properties for suitable for a family of 6 within Palmerstown.



I believe such a property – one that can reasonably house a family of 6 can be achieved by optimising our existing home further all while achieving both compliance with the planning regulations and harmonising with the surrounding properties.

The Proposal

In terms of the impact of the changes on the house's surrounds and neighbouring properties I wish to put forward the following considerations and arguments;

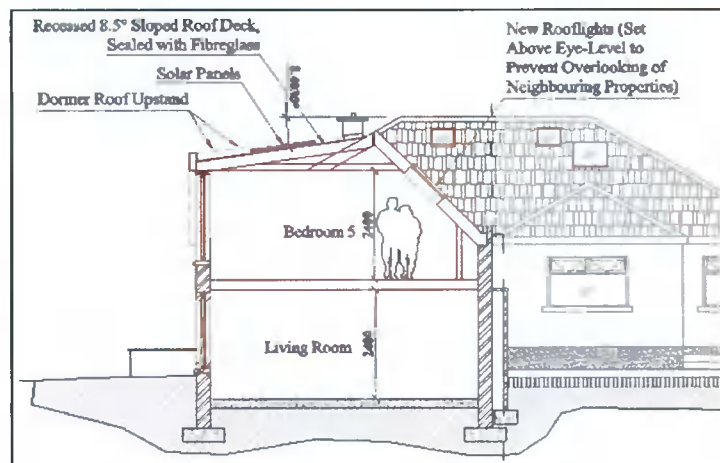
Firstly, the new storey-and-a-half style dormer (replacing the existing Velux windows) would be of contemporary design and framed in sleek, modern and durable zinc panelling. The dormer addition would follow the basic principle of keeping below the existing ridge level.

I am strongly of the view that the dormer addition is an attractive one that would have a positive architectural impact. Recognising the subjectivity of this judgement, I would point out that in any case, the view of the dormer from the front via Oakcourt Park will be very limited. Firstly, this is because No. 16 is located at the end of a cul-de-sac so passers-by are few and secondly, a viewing of the site plan highlights the wedge-shaped nature of the plots at the end of the cul-de-sac with no. 16 Oakcourt park at a diagonal/skew to the only line of view down the middle of the road. This in turn makes the visual impact of the side cheek of the dormer window almost impossible to see as it will be largely obscured by the main roof itself. The above below helps illustrate this explanation.

The established hedges in the garden currently fully prevents any overlooking from the current roof velux windows by the occupants of No.16 and the proposed changes to the dormer roof and windows will not change this. The effective screening against overlooking into neighbouring properties is demonstrated by the photo below taken from one of the existing northeast elevation Velux windows.



On the other side, with respect to No. 15 Oakcourt Park, direct overlooking would be prevented by locating the new Velux windows sufficiently high that are too high for the regular person to see out from as demonstrated by the wider excerpt from the proposed section included below (also noting that the view from the windows is predominantly into the extension roof of No. 15). The sole objective of the North-West facing windows is to gain more light into the room and hall.



The new extension would approximately reuse the footprint of the existing shed to the rear which is already visible from No. 15 and the other properties to the rear on Oakcourt Drive. Any impact to the properties to the rear (on Oakcourt Drive) will be minimal as essentially the current view

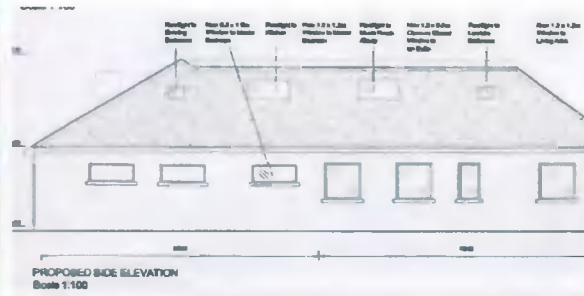
of the rear gable of no. 16 Oakcourt park is simply replicated again only closer to the boundary. There is already an established row of 7m+ high hedging trees along the rear boundary of No. 16 which would dwarf the new extension and these are proposed to be retained to obscure the impact of the extension. It should also be noted also that the proposed first floor level windows are all arranged in a similar orientation to what was approved in the previous application for this property SD07B/0336

Similar Precedents

With regard to installation of windows facing towards neighbouring back gardens, precedents with permission granted abound. Two local examples are given below pictorially along with their planning ref no.s. It should be noted that in these cases, as in general, no condition is attached to planning grant in order to mitigate against direct overlooking, whereas in the case of our proposal there would be mitigation in each instance either by screening shrubbery or the appropriate location of the Velux windows.



19 Oakcourt Park (SD10B/0250)



51 Oakcourt Close (SD10B/0403)

Similarly there are multiple local precedents of permission being granted for the original roofline being altered via modifications to the side of the roof to facilitate a dormer roof window. Just two are indicated pictorially below.



9 Culmore Park (SD05B/0231)



20 Oakcourt Park (SD16B/0431)

16 Oakcourt Park, Palmerstown, Dublin 20.

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I suggest that, unlike the two developments pictured just above and numerous others that exist, the proposal in this application is at the cutting edge in terms of design and reflects the council's openness to modern, innovative extension designs.

Planning Policy

I have included below some excerpts taken from the council's Development Plan 2016-2022 concerning objectives in relation to housing and also from the council's House Extension Design Guide 2021 and believe our proposal reflects all of these objectives.

Development Plan

H11 Objective 1:

'To promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units.....'

H14 Objective 2:

'To support adaptable housing layouts that can accommodate the changing needs of occupants, through extension or remodelling.'

H18 Objective 1:

'To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities.....'

House Extension Design Guide, Section 4

'Extensions are an effective way of personalising your house and the Council does not wish to standardize the design approach taken to new extensions nor is it opposed to interesting and innovative designs.'

I believe a strong argument in favour of this proposal exists for the reasons outlined here.

I trust that the above is to your satisfaction and should you have any queries please do not hesitate to contact me.

Yours sincerely,

Daire Nolan, BEng. CEng. MIEI. MBA.
For & on behalf of
iStruct Consulting Engineers.

