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Land Use Planning & Transportation  
22 OCT 2021  
South Dublin County Council



SOUTH DUBLIN COUNTY COUNCIL  
22 OCT 2021  
PLANNING DEPARTMENT

**Paul O'Connell & Associates**  
Architecture / Project Management

8 Beech Grove, Lucan, Co. Dublin.  
Tel: 00353 - 87 - 256 6183, E-mail: info@pauloconnell.ie

Planning Dept.,  
South Dublin County Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24.

Our Ref.DW,SDCC-L.111021

11<sup>th</sup> October 2021

**RE: ADDITIONAL INFORMATION relating to Planning application Reg. Ref. SD21B/0216 made by Dr. Shahid Nabi relating to No. 80, Glenaulin Green, Dublin 20.**

Dear Planning Department,

Under Planning Application Reg. Ref. SD21B/0216 you made a decision on 8<sup>th</sup> June 2021 under Decision Order Number 0747 to request Additional Information.

In reply, we now enclose six copies of the enclosed documents and drawings for your consideration. The documents include a Schedule of the Drawings now being lodged.

The Request for Additional Information listed three issues described as follows:

- 1 "There are concerns with the three-storey side extension due to the potential impact on visual and residential amenity. The applicant is therefore requested to submit a revised design incorporating the following items:"
  - (a) "A "Dutch" hip should be incorporated into the design of the proposed side extension to reduce the visual impact."

In considering this we would refer to the 2 No. drawings Ref. Nos. 80CC-201020-PL-028 and 029 labelled as Exploratory Drawings No. 1 and No. 2 enclosed

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These are enclosed to demonstrate that the suggested alterations contained within the Request for Additional Information have been given due consideration.

In reply to the suggestion concerning the incorporation of a "Dutch" hip to the roof we would respectfully suggest that this would have the effect of creating an unbalanced appearance to the elevations ( in particular the front ) in that one side of the property would have a traditional vertical gable arrangement and the other the part roof angle created by a "Dutch" gable.

We would also suggest that due to the substantial distance between houses No. 80 and No. 81 as originally constructed that the proposed increase in the height of the side extension over its existing height will not have any substantial negative visual impact on the neighbouring property.

- (b) "The applicant is requested to include a window feature on the gable end of the extension to serve the bedroom in the attic which would allow additional light and outlook as currently the room would only be served by two rooflights. The window should be designed in such a way that no overlooking of the property to the north would take place and should be orientated to the east and overlook the street. A suggestion is to include a triangular shaped window. This could be insert or projecting."

In reply we would point out that the drawings originally lodged showed the proposed bedroom served by a single "velux" type roof window in the front roof slope and a window in the gable wall.

Again, in considering revisions to the arrangement of the side window as originally proposed, we would refer to the 2 No. drawings Ref. Nos. 80GG-201020-PL-028 and 029 labelled as Exploratory Drawings No. 1 and No. 2 enclosed. As stated these are enclosed to demonstrate that the suggested alterations contained within the Request for Additional Information have been given due consideration.

The suggestion of an inset window would impact on the internal space within the bedroom.

The suggestion of a projecting triangular window would in our opinion as illustrated within these specific drawings be visually unattractive and create the appearance of a "pimple" on the elevations.

The concerns relating to potential overlooking are understood however. In order to deal with any concerns relating to potential overlooking, the balance of the drawings now submitted show a window in the gable in opaque / obscure glazing and hinged so that in the event of its use when open to a maximum of 45 degrees that the view of any occupant would be restricted and directed towards the east. The applicant will

accept any condition that a restrictor is installed in the window to prevent it opening beyond 45 degrees which will restrict any views towards the north. It will create a view in an easterly direction.

In the event that this suggestion is considered as not acceptable the applicant will accept a condition that the window in the side elevation at this level facing north will be fixed and not openable with opaque / obscure glazing.

In order to improve the amount of light into the bedroom and outlook and views from within the revised drawings show an increase in the length of the roof window on the front roof slope. This revision will improve the view from within the bedroom in an easterly direction over the public roadway and parklands to the front.

- (c) "A full set of plans and elevations showing these changes should be submitted."

Such are submitted for consideration. As stated above if these revised drawings are considered as satisfactory then, the content of the 2 No. drawings Ref. Nos. 80GG-201020-PL-028 and 029 labelled as Exploratory Drawings No. 1 and No. 2 should be excluded as these are intended for illustrative purposes associated with the "Dutch" hip and side window issues only.

We would also comment that the use of a "Dutch" gable on a part of the roof and a projecting window on one elevation are not details that are common or replicate the common design of neighbouring properties.

2. "South Dublin County Council records show that there is an existing 1800mm public surface water sewer traversing the site to the north west corner. There are concerns about the proximity of the proposed extension to an existing sewer. The applicant is therefore requested to submit the following information:

- (1) "A drawing in plan and cross-sectional views showing the distance between the proposed development structure walls and the existing 1800mm surface water sewer. The drawings should also show the invert levels of the existing 1800mm surface water sewer and any adjacent proposed building foundations. The applicant is advised that further amendments to the proposed extension may be necessary."

In reply to this matter we would point out that there is an existing two storey side part of the originally constructed detached house that is being incorporated into the proposed side extension. There is an increase in footprint however. That footprint is intentionally restricted so that there is no encroachment into the Right of Way / Way Leave associated with the sewer.

The sewer is under the control of Irish Water and the applicant does not have in his possession the specific details concerning the depths / invert levels associated with the sewer pipe throughout its length. Also, the location of the pipe is based on the Irish Water maps provided. It would be unreasonable for the applicant to be expected to have specific details concerning this sewer which is not under his control.

In order to provide an adequate reply to this issue, we communicated with the representatives of The Environment, Water and Climate Change Department of South Dublin County Council and have been provided with an additional drawing of which 6No. copies are enclosed that show the location of manhole covers associated with this sewer further to west.

Based on the 2 No. Irish Water drawings received through South Dublin County Council and the cover and invert levels shown on the closest manholes to the applicant site we have produced the drawings now enclosed which we hope adequately address the content of the request. Included are 3 No. sections showing the relative locations of the proposed development and the sewer. It is our understanding that the foundation arrangement for the proposed extension and its distance and relative level location from the sewer demonstrate from an engineering perspective that the proposed extension if permitted will not negatively impact on the sewer.

As a result no further amendments to the location of the proposed extension should be necessary. If necessary the applicant is prepared to engage further with representatives of Irish Water or South Dublin County Council by way of a pre-start on site meeting to ensure that satisfactory construction is achieved.

- (2) "Submit details of water butts as part of SuDS ( Sustainable Drainage System) measures for the proposed development. These should be shown on the revised plans and elevations.

The proposed locations of such are now included within the revised drawings now being lodged.

3. "There are concerns in relation to the width of the vehicular access proposed due to the potential visual impact and impact on traffic / pedestrian safety. The applicant is therefore requested to submit a revised proposal with a maximum width of c3.5m. This should be shown on plans and elevations. The boundary walls and pillars should be shown at the same heights as currently proposed."

The changes referred to have been incorporated within the revised drawings now being lodged.

The proposed development will not increase the number of bedrooms above the originally constructed number of 4. Therefore, there is no proposed increase in occupancy within this single family dwelling.

In summary, we would respectfully suggest that the enclosed documents including drawings now being submitted have taken into account the concerns and suggestions expressed within the Request for Additional Information and that anything else remaining of concern can be dealt with by appropriately worded conditions to be attached if necessary to any Decision to Grant Planning Permission.

Yours sincerely

Paul O'Connell B.Arch., F.R.I.A.I., Dip. Proj. Mngt.,

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Paul O'Connell & Associates,

