

South Dublin County Council
County Hall Tallaght,
Dublin 24, D24 A3XC



19th October 2021

Re: Planning Application for Proposed Extensions to no. 129A, Rockfield Avenue, Perrystown, Dublin 12, D12 TD35

To whom it concerns,

On behalf of our clients, Kris Roddam & Deirdre Lunny, please find enclosed documents outlining our application for the following –

- Construction of new single storey extensions to the side and rear of the existing dwelling including new rooflights.
- Associated alterations of existing single storey extensions to the side and rear of the existing dwelling.
- All associated alterations to the elevations, internal layouts (including new stairs to non habitable attic space), site, drainage, ancillary and landscaping works

Background

The existing dwelling has been in our client's ownership for a number of years and they now intend to submit a planning application to construct new single storey extensions to the side and rear to provide additional living spaces.

The proposed works will provide a modern kitchen / Living/ Dining space, a new utility area and a small playroom/snug area.

The dwelling currently sits at the end of a terrace on Rockfield Avenue. The site is orientated with a south facing rear garden. Over recent years neighbouring properties have been modernised, renovation and altered to give a mix of designs and styles along the road.



Image 01 – Aerial View of Rockfield Avenue and the property

Planning

Under the South Dublin County Council Development Plan (2016-2022), the site is zoned- 'To protect and/or improve residential amenity'.

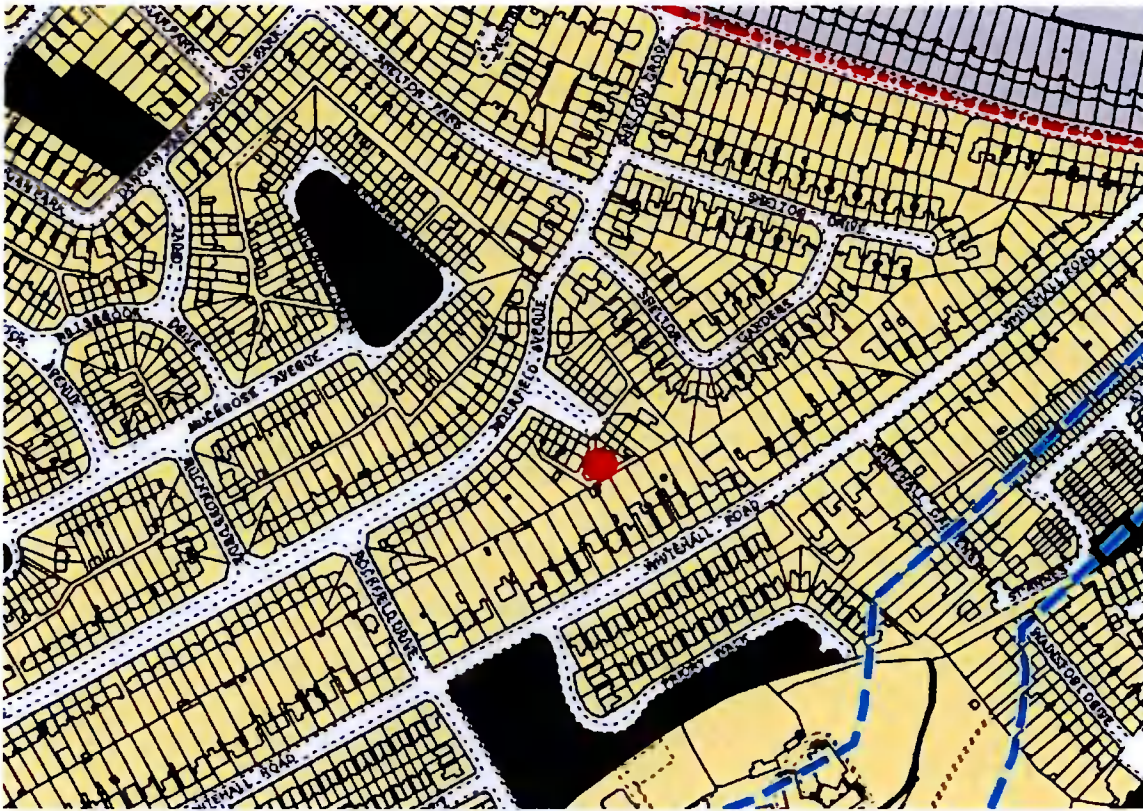


Image 02 – South Dublin County Council Development Plan (2016-2022) Extract

Planning Precedent

There is considerable precedent in the area for developments to the properties including extensions to the side/ rear.

- **112, Rockfield Avenue, Perrystown, Dublin 12. __ SD20B/0211 (GRANT PERMISSION)**
Extension to ground floor front/side/rear and first floor front/side/rear.
- **108, Rockfield Avenue, Dublin 12 __ SD14B/0243 (GRANT PERMISSION)**
Construct an extension to dwelling house together with all ancillary site works.
- **106, Rockfield Avenue, Dublin 12 __ SD20B/0314 (GRANT PERMISSION)**
Extend existing garage; construct first floor side extension over garage; construct first floor side extension over garage; construct porch over front door and all associated site development works.

Design Intent and Finishes

The primary intent is to provide additional and more flexible living space for our client's family. The design strategy centres around providing a suitably sized accommodation whilst allowing natural light to all rooms.

The form and massing of the extended dwelling has also been carefully considered. The proposed single storey extension to the rear is designed to maximise sunlight and to allow light deep into the space whilst also stepping the proposed extension back from the adjoining neighbours. The flat roof is intended to reduce the height of the extension.

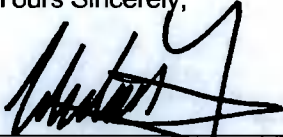
Drainage:

It is proposed that surface water from the development will connect a new proposed soakaway to be designed in accordance with BRE 365.

Conclusion

We trust that the enclosed is in order and that favourable feedback can issue at the earliest possible convenience. Should you require any further information or clarification please do not hesitate to contact our office on 01 269 6860.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Frain', written over a horizontal line.

Michael Frain B Arch, B Arch Sc, MRIAI
For and on behalf of **Bright Design Architects**

Encl.

SCHEDULE OF ENCLOSURES

Job No. 21016:

'No. 129A, Rockfield Avenue, Perrystown, Dublin 12, D12 TD35'

- 1 copy of this schedule of enclosures.
- Application Fee cheque
- 6 copies of Cover Letter/ Report
- 1 copy of completed planning application form.
- 1 copy of the site notice dated 19.10.21
- 1 copy of newspaper notice - (Irish Daily Mail) 19.10.21
- 6 no. copies of the following A3 Architect's drawings:

O.S. Site Location Map		1.1000@A4
21016-100	Existing Site Plan	1.200@A3
21016-101	Existing Plans	1.100@A3
21016-102	Existing Plans & Section	1.100@A3
21016-103	Existing Contiguous Elevations/ Elevations	1.200/100@A3
21016-104	Existing Elevations	1.100@A3
21016-200	Proposed Site Plan	1.200@A3
21016-201	Proposed Plans	1.100@A3
21016-202	Proposed Plans & Section	1.100@A3
21016-203	Proposed Contiguous Elevations/ Elevations	1.200/100@A3
21016-204	Proposed Elevations	1.100@A3

Land Use Planning & Transportation

20 OCT 2021

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