

Our Ref: AB/18059

18th October 2021

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



Re: **PLANNING APPLICATION :**

Hayfield House (formerly Brockagh House), Scholarstown Road, Rathfarnham, Dublin 16
The development will consist of :

- Demolition of single storey garage, garden shed and oil tank plinth to side (all abutting boundary wall)
- Demolition of existing single storey extension to rear and existing stepped patio and supporting walls
- Retention of historical two storey extension to side/part rear
- Construction of new single storey extensions to side and rear
- Works will also include alterations to window/door openings; Rooflights to new rear/side extension roofs; all associated internal, site, drainage and landscaping works including new raised patio with stepped access to rear.

Dear Sir / Madam,

On behalf of our clients, Neil Colgan and Joan Duffy, we submit the enclosed in support of planning permission for the above development.

1.0 Introduction + Background

Our clients have recently purchased the property with the ambition to create a comfortable family home, requiring additional and improved living space to cater for the immediate and future needs of their young family.

2.0 Site Context, Zoning + Planning History

The subject dwelling is a detached two storey dwelling with a pitched roof garage to the side and lean to extension to the rear. The subject site is located on Scholarstown Road, in Rathfarnham. There is a narrow vehicular access gateway and off-street parking within a driveway. Private residential dwellings with mature gardens surround the site to the west, north and east, with large scale development 'Scholarstown Wood' occurring directly opposite the subject site, off Stocking Lane.

2.1 Zoning

The subject site is zoned Objective RES To protect and/or improve residential amenity in the current South Dublin County Council Development Plan 2016-2022. Under this zoning new residential development is permitted in principle once residential standards in relation to parking, open space and other criteria are met.

The site is approximately 2045m², gently sloping towards the rear and enclosed by well-defined boundaries on all sides. The front façade of this two-storey, detached house faces south and the rear faces north. There are no notable features on the site save for semi-mature and mature trees.

3.0 Current / Proposed Design

The proposal centres around providing additional space at ground floor level in the form of a larger kitchen/living dining space and Utility. The existing garage is to be rebuilt in its current location, reduced in size to allow for a side passage. The roof of this side extension is proposed as a hipped roof to maintain the character of the existing structure and to be visually cohesive with the front elevation.

The roof to the rear extension takes on a more organic form, folding to form valleys to the north and west. This geometric shape was derived from working with existing structure within the house, optimising solar gain and visual interest and a drainage strategy for this new roof. It is proposed that this new roof will also house new triangular rooflights.

3.1 Schedule of Areas

Site Area	2045m ²
Existing House Area (including garage)	281m ²
Proposed Demolition	45m ²
Proposed Ground Floor Extensions	53.5m ²
Proposed Total area	289.5m ²
Proposed Plot Ratio	0.142
Proposed Site Coverage	8%

3.2 Development Contributions

There are 45sqm of proposed demolitions and 53.5sqm of proposed new development resulting in a net increase of floor area of 8.5sqm. However, the property has been extended previously without permission, with an increase in area of 98sqm.

Original Extensions	98sqm
Demolitions	45sqm
<u>Extensions</u>	<u>53.5sqm</u>
Total Extensions	106.5sqm

Therefore the proposed domestic extension subject to development contributions is 66.5sqm when the 40sqm exemption is deducted.

4.0 Drainage

Minimal alterations are proposed to the existing drainage and connections. There is a minor increase proposed in foul water connections with the addition of a new utility at ground floor level. It is proposed that any additional surface water runoff resulting from the development will connect a new proposed soakaway to be designed in accordance with BRE 365. Should a soakaway be deemed inappropriate by the appointed engineer an alternative sustainable drainage system (SuDS) will be designed and installed in accordance with all guidelines and regulations.

5.0 Conclusion

With this carefully considered design, the applicant is seeking to create a modern and habitable family home that will cater for their immediate and future family needs and consolidate the existing planning issues. The overall composition, massing and choice of finishes has been carefully considered so that the original house and streetscape are enhanced overall.

SCHEDULE OF ENCLOSURES

18059: Hayfield House

- 1 copy of this schedule of enclosures.
- 1 copy of Cover Letter.
- 1 copy of completed planning application form.
- 1 copy of original newspaper notice – Irish Daily Mail published 19.10.2021
- 1 copy of site notice erected on 21.10.2021
- 1 copy cheque - €221.50 (€2.50 x 75 = €187.50 Retention + €34 Domestic Extension)
- 6 no. copies of the following Architect's drawings:

O.S. Site Location Map		1.1000
18059-100	Existing Site Photographs	n.t.s.
18059-101	Existing Site Layout Plan	1.500
18059-102	Existing Site Layout Plan (2) /Contiguous Elevations	1.200
18059-103	Existing Ground Floor Plan	1.100
18059-104	Existing First Floor Plan	1.100
18059-110	Existing Elevations	1.100
18059-111	Existing Elevations / Sections	1.100
18059-200	Proposed Site Layout Plan	1.500
18059-201	Proposed Site Layout Plan / Contiguous Elevations	1.200
18059-202	Proposed Ground Floor Plan	1.100
18059-203	Proposed First Floor Plan	1.100
18059-210	Proposed Elevations	1.100
18059-211	Proposed Elevations	1.100
18059-212	Proposed Sections	1.100