



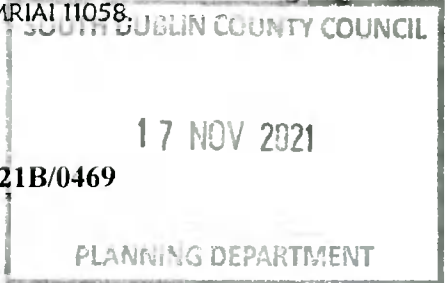
PATRYCJA ROGALA ARCHITECT

'FROM INCEPTION TO COMPLETION'

J.O'T.

Patrycja Rogala, MSc. Eng. Arch.

MRIAI 11058



An Rannóg Talamhúsáide,
Pleanála agus Iompair Land Use,
Planning & Transportation Department

RE: REQUEST ADDITIONAL INFORMATION, PLANNING REG.REF.NO. SD21B/0469

Dear Sir/Madam,

On Behalf of my Client, I wish to submit response to REQUEST ADDITIONAL INFORMATION for the above planning application at 2 Aranleigh Gardens, Rathfarnham, Dublin 14

Relevant points:

Point 1: 1. The front extension will have a roof canopy that will be supported by two block walls (piers) that will project outwards from the extension by 0.6m creating an architectural alcove feature. As the projecting supporting walls (piers) of this alcove feature would limit the ability for vehicles to access and egress the driveway safely the applicant is requested to revise the design of the single storey front extension which may include omission of the two projecting block walls (piers) creating the alcove feature

Our response:

Please see enclosed revised drawings.

Point 2: 2. The rear dormer will be built off the rear wall of the dwelling which is not acceptable for visual reasons (as it gives the impression of an extra storey to the dwelling). To comply with the SDCC House Extension Design Guide 2010 the dormer needs to be inset at least three tile courses from the eaves line. The dormer needs to be inset at least three tile courses from the rear eaves and shall not be constructed off the rear wall of the dwelling. The applicant is requested to submit revised drawings accordingly.

Our response:

Please see enclosed revised drawings.

Dormer window is pushed back to have 3 tiles minimum; it will be set back significantly and not build up from existing first floor wall. We believe this is a neat, balanced structure which would harmonise with existing house and proposed side extension.

Point 3: 3. The applicant is requested to submit a revised layout clearly showing:

- (a) Where the existing piers are located, and the dimension between.
- (b) The pier proposed to be removed, the new pier proposed location and the dimension between.
- (c) 3 distance measurements from the corner of new porch to the boundary as it sweeps around.
- (d) AutoTRAK Swept Path analysis drawing showing the traffic movements required for a vehicle to safely access and egress the site. The Planning Authority generally request a minimum 6m from front of building line to front boundary wall.

Our response:

Please see enclosed revised drawings.

Points a) b) c) were addressed, and clearly marked on enclosed drawings

Point d)- Client is advising that extra cost for Auto track is not what was accounted for, so if widening existing access gate to 3.5 is possible without, on the basis of submitted information, it would be appreciated, if not, client is deciding to omit this request.

We trust you will find this in order so as to make a decision in our favour.

With Kindest Regards,

Patrycja Rogala,
M.Eng.Architect MRIAI, Grade III Conservation Architect

