

Niall Jones & Associates

Planning Consultants

The Director of Services
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Date: 4th November 2021

Job Ref: 20/258

Re: Proposed house extensions to front & rear, attic conversion with velux roof windows to front, landing windows to side & dormer roof to rear, together with internal alterations / renovations and associated site works at 69 Ballyroan Crescent, Rathfarnham Dublin 16

PLANNING SUBMISSION

A Cara,

On behalf of my client Mr Fergus McCabe, I would like to present the attached drawings/Documentation as his proposed planning submission for consideration from you / your department.

The Original house, constructed in 1955 was a two storey, 3 bedroom semi-detached, hipped roof house with a single storey flat roof garage to the side. The house was previously extended back in 1980 by way of a garage conversion at ground floor level & first floor bedroom / bathroom extension over. There was an additional detached flat roof garden room added & an out house converted into a utility and wc. The resulting alterations give an existing floor area of 86.49sq.m at ground floor level & 63.46sq.m at first floor level, thus giving an overall floor area of 149.95sq.m.

Mr. McCabe would now like to extend this, his original family home by way of replacing the previously restricted extensions into a more complete overall layout at each floor level.

It is firstly proposed to demolish the existing single storey detached garden room/utility/wc & part kitchen extension at the rear, totaling 17.03sq.m. Construct a new single storey pitched roof hall extension to the front (5.06sq.m) to improve the overall entrance into the house & allow to create a new cloak area to the front & rear.

The previous garage conversion kept the existing concrete flat roof and lower floor level compared to the original house. It is proposed to carefully remove the internal concrete flat roof to open up the void to the u/side of the first floor bedroom over,

raise the floor level up to match the existing ground floor & raise the window opening up to match the window level on the opposite side.

The ground floor will be extended across the width of the rear into a new single storey double pitched roof extension complete with sliding door access onto the rear patio / garden area. New velux roof windows will bring additional natural light back into the centre of the new open plan living space. There will be a new internal utility room off the kitchen complete with a side access door within the east elevation and a new down stairs bathroom room with access off the hallway.

The first floor will be slightly revised to improve the access into the existing bedroom extension over the garage, & will include a larger bathroom with walk-in shower, a relocated hot-press & new fixed stairs up into the new attic level over.

The attic floor will be converted into a master bedroom and en-suite, complete with dormer roof extension to the rear and velux roof windows to the front and landing windows to the side.

The remaining house will be fully renovated with new wiring, plumbing & heating throughout & all existing pvc windows will be replaced with new pre-finished timber / alu-clad windows & doors throughout.

The resulting floor areas will measure 144.46sq.m at ground floor level, 63.46sq.m at first floor level & 26.00sq.m at attic level, giving the house an additional floor area of 101.00sq.m & leaving the house with an overall floor area of 233.92sq.m/2,518sq.ft.


The existing drainage for the property consists of separate foul and surface water drains at both front and rear as seen on our Survey drawing 20/258.S.01A. The existing foul drain is a 150mm dia clay pipe that runs across the rear garden complete with access manhole at the rear of the kitchen. The new foul drainage will be 100mm dia. u.pvc pipework at 1:60 falls all collected within the side passageway area where the existing foul manhole will be re-positioned and fitted with a recessed access cover.

The surface water drainage at the front will be kept with its existing connection / outfall with the addition of a single new r.w.p./g.t. collecting water off the new hall extension at the front.

The existing surface water drainage to the rear not connected into the foul drain and would appear to run out into the rear garden. As it is good practice to include an element of Suds design into new development works, including domestic extensions, it is proposed to collect all rain water at the rear of the property into new rwp/gt's each side of the flat roof extension, into new 100mm dia. u.pvc pipework at 1:100 falls, collected into a new surface water AJ's within the patio area & then outfall into a new soak-pit within the rear garden area, all installed in accordance with BRE 365 soak-away design to future detail & certification, all as per our proposed Site Block Plan / Drainage Layout drawing 20/258-P.07

Trusting all enclosed drawings / documentation are in order, we look forward to hearing from your department in due course. Should you have any further queries regarding the proposed submission/application you may contact me directly on 087-6601710

Kind Regards,

Handwritten signature of Niall J. Jones in blue ink.

Niall J Jones Dip.Tech.Eng. MIEI

Director

Enclosed:

1 x Application form,

1 x cheque,

1 x newspaper notice,

1 x site notice,

1 x marked up planning pack map (indicating site notice position)

1 x existing water services / drainage map

6 x drawing register,

6 x OSI Site Location Maps

6 x OSI Planning Pack Maps

6 x sets of drawings: 20/258 - S.01A, P.02, P.03, P.04, P.05, P.06, P.07 & P.08

Cc: Mr Fergus McCabe