

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

Our ref: 8688-21804
Your ref:
Date: 9th November 2021

RE: Development consisting of the erection of a single storey extension to the side of the house with a flat roof, sloped parapet wall and new rooflights. It will include the demolition of a single storey extension to the rear of the house and partial demolition of the boundary wall. The development will also include new glazed patio doors to the rear courtyard garden, the addition of a new rooflight to the rear of the existing roof, the addition of a new retractable bollard to the driveway, and all associated site works and services.

Dear Sir/Madam,

Please find enclosed documents and drawings in relation to the above Planning Application on behalf of the applicant, Marie Conway. A full schedule of documents is enclosed.

DESIGN APPROACH: RESPONSE TO PRE PLANNING KEY CONSIDERATIONS

The site of the proposed development is located within Rathfarnham ACA. As such, the design of this proposed extension is considerate and sympathetic both to the existing house and to its context. The design solutions to this are as follows:

- Rathfarnham Architectural Conservation Area
 - The proposal is identifiable as an addition to the original house as it is different in style and is set back from the house's front façade to preserve the building line of the original terrace along St. Mary's Avenue. The proposal is single storey and is therefore architecturally subordinate to the original house. By setting back the extension it does not interfere with the vista of the terrace and the architectural detailing
 - The existing and proposed keynotes including material finishes are included in the drawing pack.



- Visual Impact

- As a single storey proposal, its scale is appropriate for the site. It is located along the existing lane and will not have any overbearing impact on the houses which back onto the lane. Because it is single storey in height and due to its location, it will not create any overshadowing of the nearby houses.
- It is proposed that the extension extend out to match the existing boundary line of the laneway and therefore does not further enclose that space. The laneway itself is a cul-de-sac at the back of the rear gardens along St. Mary's Terrace and is not a pedestrian thoroughfare. The provision of a habitable room (the kitchen) adjacent to the laneway will have the benefit of offering passive security to it.

- Parking / Front Garden

The proposal has been designed without impacting on the existing off street car parking (see P103 – Existing & Proposed Ground Floor Plans). Additionally, as mentioned by the planner in his Pre Planning Response, the house is located in Zone 2 due to its proximity to bus routes, therefore the Council encourages higher use of public transport and lower car ownership. The proposal considers both of these issues as part of the design process.

- Private Amenity Space

- The existing extension to the rear is unsuitable for its use as a kitchen; its quality is poor in size and finish. Its positioning at the rear of the house has rendered the remaining outdoor space to the courtyard unusable for amenity purposes. Demolishing this inadequate kitchen extension will reclaim the private outdoor space to the rear of the house, adding to the amenity and recreation of the home. In turn, the kitchen forms part of the proposed extension wherein a kitchen of adequate size and finish will be provided.
- The proposal acknowledges the poor quality of the existing extension and of the existing private amenity space at the rear of the house. The proposal offers a restructuring of those spaces in order to improve the quality of life and amenity within the home.

SITE NOTICE

The site notice is in white as there have been no planning applications made in the 6 months prior to the date of lodgement of the current application.



FLOOR AREAS

The Planning Application Form lists the existing areas and the proposed area of the Extension. Further information on areas is listed below for clarity

- Site Area = 133.49sq.m. (0.013349ha)
- Existing:
 - Ground Floor = 41.97sq.m.
 - First Floor = 34.84sq.m.
 - Total existing floor area = 76.81sq.m.
- Proposed:
 - Ground Floor Existing Rear Extension to be demolished = 5.1sq.m.
 - Ground Floor Proposed Side Extension = 17.07sq.m.

ARCHITECTURAL CONSERVATION AREA (ACA)

The property is located in an ACA. Whilst it is not a Protected Structure, the façade and public domain form a key part of the heritage of the area. As noted above, the extension has been designed to be set back from the façade to ensure it does not affect the special character of the area.

The terraced facades of the street are largely intact. Soldier coursed brick with a granite plinth, granite cills and a continuous granite course above openings runs along the entire street. The first-floor facades transition through a brick special to pebble dash with granite cills and overhanging eaves. Front gardens are small pedestrian access spaces with the original wrought iron railings intact.

TECHNICAL REQUIREMENTS

We have reviewed the validation requirements in detail and note that whilst the ACA forms a key consideration in the design process, it is not required under the regulations to note it in the Site Notice, Planning Ad or number of drawings. Therefore we have included 6 copies of relevant documentation.

I look forward to the planning authority's decision in due course.

Yours sincerely,

Michael Lamb, MRIAI