

South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24



42 Ballytore Road,
Rathfarnham,
Dublin 14.
D14FF22
09/11/21

Dear Sir/Madam,

On behalf of my clients, Paul Manley and Sarah Jane Varden ('the Applicant'), I am hereby submitting a planning application (incl. associated drawings and supporting documents) to seek permission for development to an existing semi-detached, two-storey dwelling at 42 Ballytore Road, Rathfarnham, Dublin 14. The purpose of this cover letter is to provide some background and context regarding the planning history of the site and to outline how previous concerns expressed by South Dublin County Council (SDCC) have been addressed and mitigated in the latest application.

Personal Background

My clients purchased the aforementioned property in December 2017. They now have three young children and are eager to modernise and refurbish their home to suit the needs of their growing family. The property was built in the 1950's and is still in its original, dated condition. The house is extremely damp and cold, with a BER rating of G (with BER G being the lowest possible energy efficiency rating on the BER rating scale).

It is the policy of SDCC to "*promote high levels of energy conservation and energy efficiency*", as outlined in ENERGY Policy 3 of the County Development Plan 2016-2022. The proposed development will significantly improve energy conservation and energy efficiency, with the addition of insulation in line with current building regulations, as well as upgrading of the heating and electrics using modern smart control technology and energy efficient lighting.

The aim of the proposed development is to modernise the property to make it a comfortable, spacious home for a growing family, whilst respecting the character of the local area by taking architectural inspiration from existing properties on Ballytore Road and the surrounding area.

Previous Planning Application

SDCC previously refused permission (REF: SD18B/0072) for a larger scale of development at the site on 23 April 2018, with the following reasons listed:

- (i) Its excessive height, excessive length, scale would be visually incongruous, overbearing, dominant and obtrusive when viewed from neighbouring properties.*
- (ii) The significant extensions and alterations to the front elevation would be inconsistent with the character and architectural style of the area.*
- (iii) The height and proximity of the proposed dormer to the main ridge would be out of keeping with the character of the existing dwelling.*

Current Proposal

My clients have resided in this property for the past 3 and a half years. During this time, they have had a chance to get a sense of space in the dwelling and to gauge their family needs now and into the future. In addition, my clients have considered in detail the reasons for refusal of the previous planning application (REF: SD18B/0072) and have endeavoured to mitigate the concerns expressed by SDCC in the latest application.

The current proposal is for *"the construction of a two-storey extension to front and side of existing dwelling; extend existing hipped roof to maintain existing ridge height; new bay window, lean-to roof, rooflight to front; single-storey extension and alterations to fenestration to rear; dormer window to rear roof slope to facilitate attic conversion; widen existing vehicular entrance piers to 3.5m, and all associated site works."*

The revised planning application addresses the concerns expressed by SDCC with respect to the previous application (REF: SD18B/0072) as follows:

1. Visual

- Two-storey extension to rear is eliminated.
- Length of proposed single-storey extension to rear has been scaled back significantly, reducing in length by over 50% from 7.5m to 3.7m on the western side, and extending to 4.5m on the eastern side (a similar length extended by neighbouring property at 46 Ballytore Road).
- Proposed roof profile over single-storey rear extension changed from butterfly to mono-pitch style to prevent overshadowing on neighbouring properties.
- Elimination of cantilever structure to side of property.
- Reduction in fenestration on eastern side elevation from five to two windows.

2. Front Elevation

- Garage door retained to match the style of both neighbouring properties.
- Removal of two small windows over proposed garage extension and replaced by a single window in line with similar extensions on the streetscape.
- Elimination of internal void and large glass pane over front door. Current front box bedroom window retained to maintain symmetry on the front elevation.
- Flat porch roof replaced by a lean-to roof to reflect the roof shape and slope of the main house.

Dormer

- The dormer has been designed in accordance with SDCC's *'House Extension Design Guide'* and is set back from the party boundary by 900mm and is set back from the eaves by 1370mm horizontally and 1600mm along the slope.
- The dormer does not extend beyond the hip of the roof and is not visible from the front of the property.
- My client's property backs on to the rear gardens of Crannagh Road and Crannagh Grove, hence no risk of overlooking on these neighbouring properties.

Precedence for Similar Development

Ballytore Road is a quiet cul-de-sac located off Rathfarnham Road. It is accessed via Rathfarnham Park, Crannagh Road and Crannagh Park. Many properties have been developed on Ballytore Road and these adjoining roads, setting a planning precedent for various architectural styles in this enclave. The list below provides a sample of properties that have been granted planning permission for developments that are very similar in nature and scale to the proposed development.

SD11B/0254 at 32 Ballytore Road - permission granted for extensions and alterations comprised of a single & two storey extension to front (extending 1.5m); a first floor extension over the garage to the side and conversion of garage to habitable space; a single and two storey extension to the rear; an attic extension to the side and rear, including new dormer structure to rear and conversion of attic to habitable space.

SD15B/0305 at 14 Ballytore Road – permission granted for conversion of garage to habitable space with extension to front to include new window (two bay window extensions extending 1.4m to the front of the dwelling), a new extended porch, construction of a new first floor extension to side (over converted garage) new ground floor living area extension to the rear, a new attic conversion to habitable space with dormer extension.

SD19B/0392 at 77 Ballytore Road - permission granted for single storey extension to rear of existing dwelling; new bay windows and lean-to roof to front; new rooflight to side; widening of existing vehicular entrance piers to 3.5m and all associated site works.

SD21B/0355 at 40 Crannagh Park - permission granted for construction of a two-storey extension to front and side of existing dwelling with rooflight; extend existing hipped roof to maintain existing ridge height; new bay window, lean-to roof, rooflight and alterations to first floor fenestration to front; single-storey extension and alterations to fenestration to rear; dormer window to rear roof slope to facilitate attic conversion.

SD20B/0054 at 41 Crannagh Road – permission granted for a two-storey hipped roof extension to side over the existing single storey garage and extending (circa 1.3m) past front of existing building; single storey flat roof extension to rear and single storey hipped roof detail to front incorporating a bay window.

Summary

This revised planning application is similar to planning permissions previously granted on Ballytore Road and adjoining roads. It addresses SDCC's previous concerns by reducing the length and scale of the original application and minimising alterations to the front elevation. The proposed plans are modified to be consistent with the character and architectural style of the area and the dormer structure is redesigned to comply with SDCC's guidelines.

Please find enclosed the following documentation which illustrate the planning application for the proposal described above, namely;

- Completed planning permission application with appropriate fee;
- 1no original newspaper notice in The Irish Daily Star;
- 1no copy of site notice, currently erected at the entrance to the site;
- 6no sets of general arrangement drawings, including existing and proposed floor plans, existing and proposed elevations, sections, site location map and site layout map;
- 1no copy of local service map;

- 1no copy of two letters of support from neighbouring properties

Should any queries arise during the course of this application, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Eric Stilwell", written over a horizontal line.

Eric Stilwell