

23<sup>rd</sup> November 2021

Re: Planning Application – No. 51 Cypress Grove Road, Templeogue, Dublin 6W (D6W E294)  
Further Information Request – SD21B/0485

To whom it concerns,

Please find enclosed drawings and information following on from the Further Information Request –

**Item 01:**

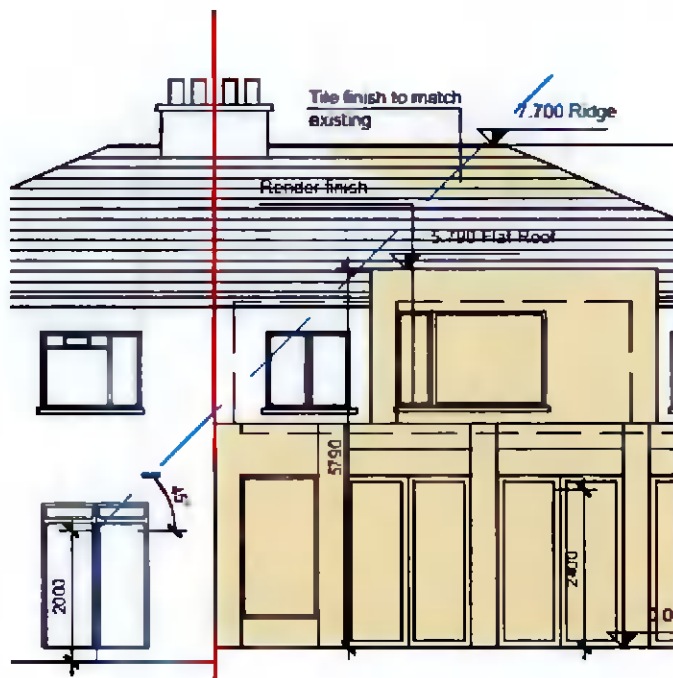
The parapet level, depth and proximity to the boundary with No. 49 to the north, would in combination have a detrimental impact on No. 49, in particular through overshadowing, loss of aspect and loss of daylight to the rear habitable room nearest the extension. The ground floor of the rear extension fails the '45 degrees' test when assessed against the rear window/door in the back elevation of No. 49. The '45 degrees' test is set out as follows:

'Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and

elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope.'

The applicant is requested to amend the rear extension to resolve this issue. This could be done by way of reducing the height or depth of the extension, or providing for a pitched roof to that side which might lessen the potential impact on the adjoining property. Alternatively, the applicant may wish to set back the extension from the boundary with No. 49. Additional information should be provided.

The proposed rear extension has been redesigned to take account of the '45 degrees'



SOUTH DUBLIN COUNTY COUNCIL

24 NOV 2021

PLANNING DEPARTMENT

Image 01 Proposed Rear Elevation

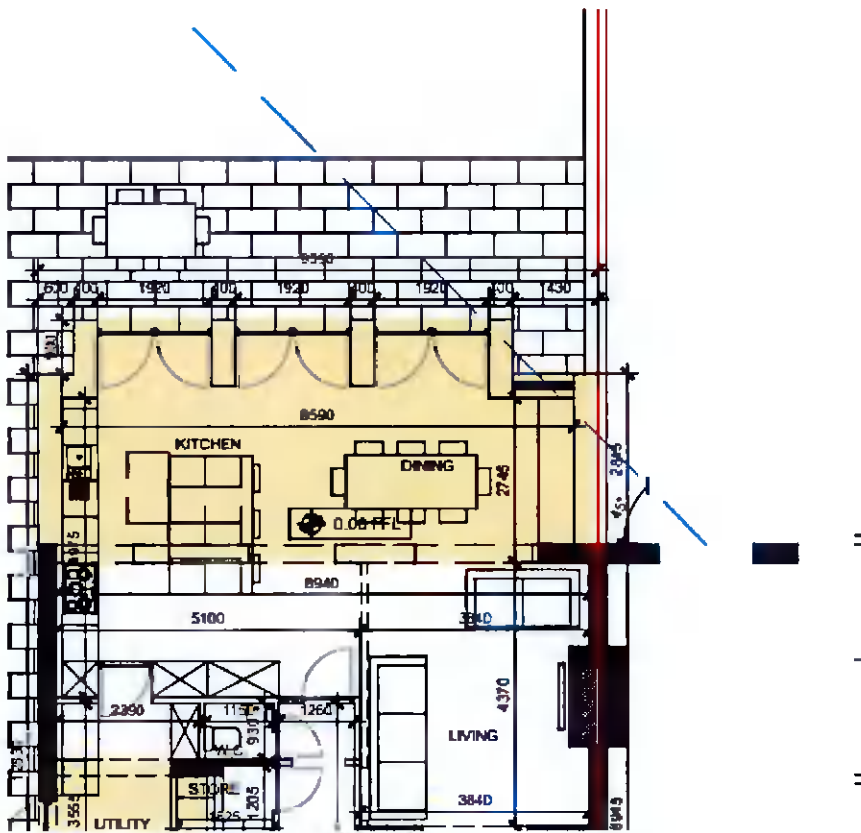


Image 02. Proposed Ground Floor Plan

The ground floor has been stepped to ensure that the extension falls mostly inside the 45 degree line in plan. A small section is outside the 45 degree line but it would have significant implications for our clients preferred layout as we were to adjust the plan further.

We would note that under the allowances for exempt development an extension at ground floor level would not need to take account of the 45 degrees. We appreciate that this is part of the planning process but would ask the council to apply their professional judgement in this instance. We would also note that it is likely that all these houses will be upgraded and extending in the coming years.

**Item 02:**

**The corner window at first floor level is not acceptable, as it would provide for direct overlooking of the rear garden of No. 53. The applicant is requested to revise this window so that it is rear-facing, rather than a corner feature.**

The proposed first floor extension has been re-configured. The corner window has been removed and is now rear-facing only.

**Item 03:**

**The applicant is requested to submit:**

- (a) plans and sections of the shed to be demolished;**
- (b) Amended plans, sections and/or elevations as necessary to identify and specify the chimney which is proposed to be demolished (as per the notices).**

- (A) We have included additional drawings in relation to the shed to be demolished
- (B) Plans / Sections/ Elevations of the chimney to be demolished were included in the original application drawings. These are re-submitted with the chimney highlighted for clarity.

We trust that these alterations to the design and additional information submitted will be sufficient to deal with the queries raised.

Yours sincerely

Michael Frain B Arch, B Arch Sc, MRIAI  
For and on behalf of **Bright Design Architects**