

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

19th November 2021

Dear Sir / Madam,

RE: PROPOSED EXTENSION AT LISSADELL, WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 16 D16Y3Y4.

The development will consist of demolition of existing single storey structures - porch extension to the front, bay window and store to rear. Construction of single storey flat roof extension to front, part single storey flat roof extension and part two storey extension with pitch roof to match existing dwelling to rear, and internal modifications with associated siteworks.

On behalf of Remy Farrell, please find following planning application documents:

- Completed Planning Application Form
- Copy of Site Notice, which was erected on site on 19th November 2021, and location of site notice shown on Site Location Plan.
- Copy of Newspaper Notice published in the Irish Daily Mail dated 19th November 2021
- Planning Application Fee = €34 (Class 2a) + €80 (Class 13) = **€114**

- 6 copies of the following Architectural Drawings prepared by Jakkulla Architecture & Design:

○ 2021-111_3.1_100 Location Plan	Scale 1:1000
○ 2021-111_3.1_101 Existing Survey Site Plan	Scale 1:500
○ 2021-111_3.1_102 Proposed Overall Site Plan	Scale 1:500
○ 2021-111_3.1_103 Proposed Part Site Plan - Main Dwelling	Scale 1:200
○ 2021-111_3.1_104 Existing Ground Floor Plan - Main Dwelling	Scale 1:100
○ 2021-111_3.1_105 Existing First Floor Plan - Main Dwelling	Scale 1:100
○ 2021-111_3.1_106 Existing Roof Plan - Main Dwelling	Scale 1:100
○ 2021-111_3.1_107 Proposed Ground Floor Plan - Main Dwelling	Scale 1:100
○ 2021-111_3.1_108 Proposed First Floor Plan - Main Dwelling	Scale 1:100
○ 2021-111_3.1_109 Proposed North & West Contiguous Elevations	Scale 1:200
○ 2021-111_3.1_110 Existing & Proposed North Elevations - Main Dwelling	Scale 1:100
○ 2021-111_3.1_111 Existing & Proposed West Elevations - Main Dwelling	Scale 1:100
○ 2021-111_3.1_112 Existing & Proposed South Elevations - Main Dwelling	Scale 1:100
○ 2021-111_3.1_113 Existing & Proposed East Elevations - Main Dwelling	Scale 1:100
○ 2021-111_3.1_114 Proposed & Contiguous Cross Sections AA	Scale 1:100

- This proposal is exempt from the provisions of the Part V of the Planning and Development Act 2000 (Social & Affordable Housing), as amended, this application is in respect extension to an existing dwelling (Item 16 on Application Form).

Site



Site is accessed off Whitechurch Road and has an area of 0.58 hectares. The private drive provides access to main dwelling (Lissadell - 1 in google map) and an outhouse building (1-bed unit with a garage - 2 in google map). The Edmundstown golf course bounds the site to the south and south-west, Grangebrook Avenue dwellings to west, Glinbury dwellings to north, and Whitechurch Road to East. The site is irregular in shape and is overgrown in part, with a stream traversing middle of site north-south. In addition, a steel shed (3 in google map) has been erected recently which is used as a home office ancillary to the main dwelling.

Background

Currently there is a live planning application on this site for the Retention Permission with Reg. Ref. No. SD21A/0297. Two separate planning applications are made in order to decouple the two buildings from planning process, should there be any delay in processing either of the application, and / or third-party observations / appeal to An Bord Pleanala.

Proposal

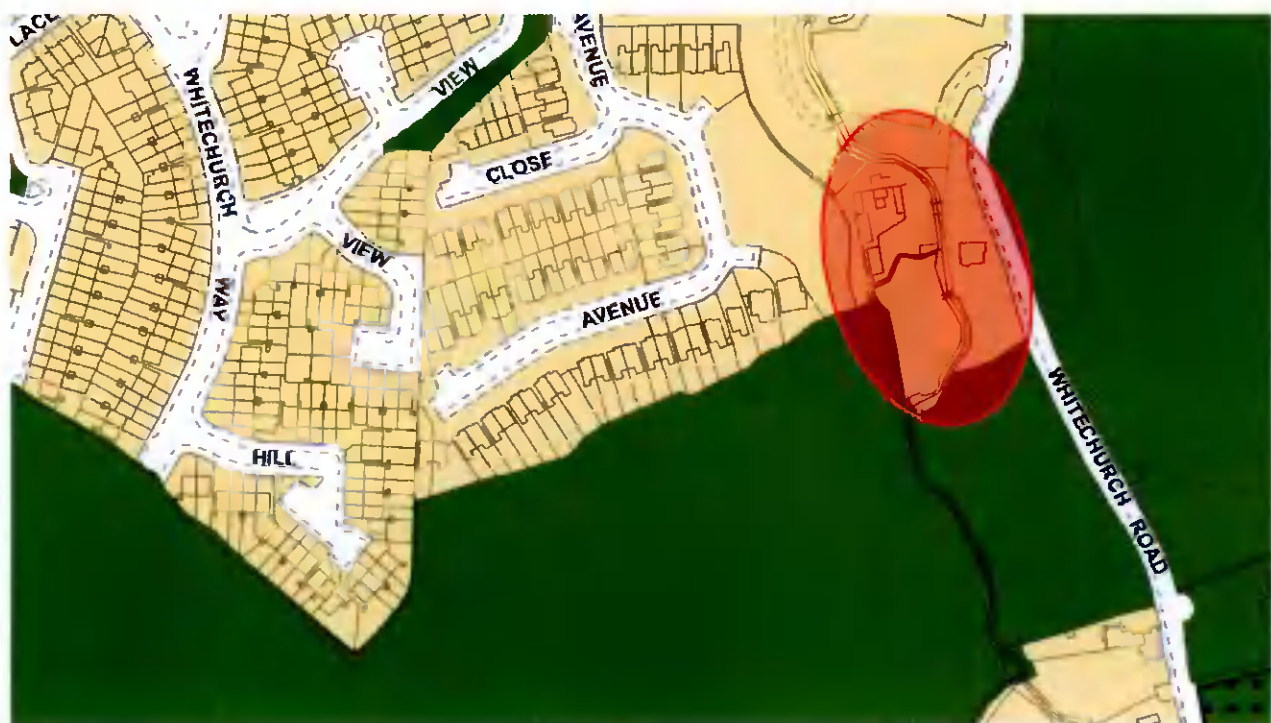
The development will consist of demolition of existing single storey structures - porch extension to the front, bay window and store to rear. Construction of single storey flat roof extension to front, part single storey flat roof extension and part two storey extension with pitch roof to match existing dwelling to rear, and internal modifications with associated siteworks.

The proposed front and rear extensions are modest in scale, and is not visible from public roads or from any adjoining third party lands. In addition, a barrier / guarding is proposed along eastern side of the stream to prevent fall and to comply with current Building Regulations. Proposed barrier could potentially acts as flood defence mechanised should there be a 1:100 year flood event.

Policy Context

South Dublin County Development Plan 2016-2022

Zoning - The site is within an area zoned RES the objective for which is to protect and/or improve residential amenity.



Relevant Policies SDCC Development Plan 2016-2022

- Section 2.4.1 Residential Extensions
- Policy H18 Residential Extensions - It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.
- Section 11.3.3 Additional Accommodation
- Section 11.3.3 (i) Extensions - The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Other Guidelines

- Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).
- Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Visual Amenity

Proposed front porch is replacement of an existing single storey structure, and the proposed works to the rear is part single and part two storey structure with internal refurbishment works. Proposed works will not be visible from Whitechurch Road, and from any adjoining dwellings. Therefore, the proposed works will not have any impact on the visual amenities of the areas, and would not have a detrimental impact on the residential amenity of the adjoining residential properties.

Roads & Transportation

The site is accessed from the Whitechurch Road via an existing entrance gate. No additional car parking spaces are provided and no intensification of use is proposed. Therefore, there is no impact on Traffic grounds.

Water Supply

The site has an existing connection served from existing public mains.

Sewage Disposal

The site has an existing septic tank in north western corner of the dwelling. The main dwelling and the outhouse are both connected to this septic tank. Coakley Septic Tank Cleaning, have been maintaining the existing septic tank for number of years and continue to do so. This system has served and continues to serve the established needs of the applicant.

Surface Water

It is proposed to attenuate surface water with soakaways on site via aquacell soakaway system.

Private open space

The current proposal has circa 1700m² of open space at ground level in the form of rear garden.

We trust the Planning Authority will have regard to the content of this report and the accompanying documentation and drawings when determining this application.

We look forward to receiving a favourable decision in due course.

Yours sincerely,

Katie Jakkulla

Jakkulla Architecture & Design