

ocarroll oriordan Architects

1 Fortfield Terrace

Rathmines

Dublin 6

01 4971653

sandra@ocarrolloriordan.com

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

19 November 2021

Re: 2038: Amendments to design of Westerly House, No 11 Glinbury, Whitechurch Road, Rathfarnham, Dublin 16.

Dear Sir

I wish to apply for Planning Permission for amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge, Whitechurch Road, Rathfarnham, Dublin 16 (Reg.Ref. SD16A/0445, granted permission on the 18.09.17, Westerly House granted permission by An Bord Pleanála PL06S.248229, further amendments Reg.Ref.SD21A/0005,grated permission 26.07.21), on behalf of Heatherbrook Homes WCL Ltd.

The development consists of amendments to the design of detached House No 11 Glinbury (located to the West of Whitechurch Lodge), as follows :

- * changes in materials to elevations,
- * minor alterations to window and door opes.

The proposed changes are limited to these. There will be no change to the permitted floor area, heights etc. Now that the overall development is nearing completion we feel that given this secluded, wooded site, for the approved stand-alone house to the west of Whitechurch Lodge, that a palette of more 'natural' materials would be more appropriate.

The approved house has the following palette :

Roof - sheet membrane flat roof with granite coping
Rainwater goods -Aluminium
Brickwork -Ibstock Bexhill Dark
Render - Kilsaran off-white acrylic render Nebraska 1
Windows and external Doors -alucled double glazed external colour beige grey RAL 7006

The proposed changes are for the following palette :

Roof - sheet membrane flat roof with pressed metal coping Black RAL 9011

Rainwater goods -concealed

Zinc at canopy -Black Anthra -zinc

Render - Kilsaran off-white acrylic render Nebraska 1

Timber slats as shown - Shou Sugi Ban and Cedar in vertical format

Windows and external Doors -aluclad double glazed external colour black RAL 9011,with matching pressed metal cills

I enclose the following documents for your information:

- The completed Planning Application Form,
- Application Fee Class 2, €34, changes to previously permitted development,
- 1 no. copy of the Newspaper Notice (The Echo 17.11.21).
- 1 no. copy of the Site Notice, erected in two locations, as shown on Site Location Map,erected 19.11.21
- 6 no. copies of Architects Drawing Nos :

Previously Permitted House as per Planning Reg. Ref.SD21/0005

2038/200	Proposed Ground Floor Plan	1 : 50
2038/201	Proposed First Floor Plan	1 : 50
2038/202	Proposed Second Floor Plan	1 : 50
2038/203	Proposed Roof Plan	1 : 50
2038/204	Sections AA and BB	1 : 50
2038/205	East and North Elevations	1 : 50
2038/206	West and South Elevations	1 : 50
2038/100	Site Location Map	1 : 1,000
2038/101	Site Layout	1 : 200

Drawings showing proposed materials and elevational amendments to Previously Permitted House as per Planning Reg. Ref.SD21/0005

2038/300	Proposed Ground Floor Plan	1 : 50
2038/301	Proposed First Floor Plan	1 : 50

2038/302	Proposed Second Floor Plan	1 : 50
2038/303	Proposed Roof Plan	1 : 50
2038/304	Sections AA and BB	1 : 50
2038/305	East and North Elevations	1 : 50
2038/306	West and South Elevations	1 : 50

* Samples for Palette of materials for the proposed house :

Zinc -Black Anthra -zinc

Render - Kilsaran off-white acrylic render Nebraska 1

Timber slats - Shou Sugi Ban (125 x 25mm) and Cedar (45 x 45mm)

* Three dimensional images showing the proposed house, prepared by Sketchrender Ltd



Plan View



Entry View



View from South



View showing Visual Impact from Whitchurch Lodge (Protected Structure)

I hope that this will meet with your approval. Please do not hesitate to contact me should you require clarification on any of the above. I trust that this is in order and I would much appreciate an early response.

Yours faithfully,

SANDRA O'RIORDAN B Arch FRIAI
Conservation Architect Grade III