



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

Date: 26th Nov 2021

Our Ref: 21072

Re: Design Statement for proposed concept for bedroom extension planning application by Sharon & Rodolfo Hoyte at No 12 Riversdale Crescent, Clondalkin, Dublin.

A Chara,

With regards to the attached planning application, the following proposal description refers.

The applicants wish to expand their home to accommodate their growing family. The bedrooms proposed are of moderate size and have access to new washroom facilities. Floor areas, as required are shown on table 1 below. Proposed bedrooms are identified as ABC for clarity.

EXISTING BEDROOMS	
Bed 01	10.80m ²
Bed 02	12.70m ²
Bed 03	5.90m ²

PROPOSED BEDROOMS	
Bed A	14.50m ²
Bed B	9.30m ²
Bed C	14.9m ²

Table 1 – Existing & Proposed Bedroom size schedule

The dwelling extension design provides for a modest single storey front Living room & Porch extension integrated into the over all concept. The living room is only extended through the existing front window ope and a then a replica front living room window is shown on the proposed new front elevation in line with the existing front living room window.

The new front door is in line with the exiting front door. The single storey roof is hipped and will have minimal impact in terms of visually impact of the proposal in the locality and compared to other adjacent dwellings, the proposal remains discrete and proportionally presented. The projection forward is >300mm less forward than an adjacent property which was granted planning for a forward complete two storey dwelling.



The First Floor extension only extends the existing roof profile and along the ridge line and does not project forwards or to the rear, thus in a semi-detached row of houses, would look appropriate and not damage the amenity. The gable end wall is tapered to meet the site profile, running parallel to the masonry garden party wall, and provides for rear access for oil, refuse, utilities access etc.

The applicants respectfully request your consideration of this modest yet practical and functional three bedroom extension, and its connections to existing foul sewer and surface water outlets, all within the boundaries of the site as per the Greater Dublin Strategic Drainage Study (GDSSs) recommendations & guidelines.

We await a favorable response and remain open to any queries you may have at pre validation stage in a practical approach to urban planning.

Yours sincerely,

Vincent Durkin. NDCS.Tech.IEI


For & on behalf of the applicant.