

your ref:

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date:  
06<sup>th</sup> Dec 2021

Planning Department  
South Dublin City Council  
County Hall,  
Belgard Square North,  
Tallaght, Co. Dublin

## Supplementary Planning Information

**Proposal:** Application for full planning permission consisting of proposed two storey extension to side, single storey extension to rear. Alterations to existing porch to front. Proposed 3 no. rooflights to the front and two new dormers to the rear with all ancillary works at 458 Orwell Park Green, Templeogue, Co. Dublin

**Site Address:** 458 Orwell Park Green, Templeogue, Co Dublin

**Applicant:** Tim Sparsis

**Site**



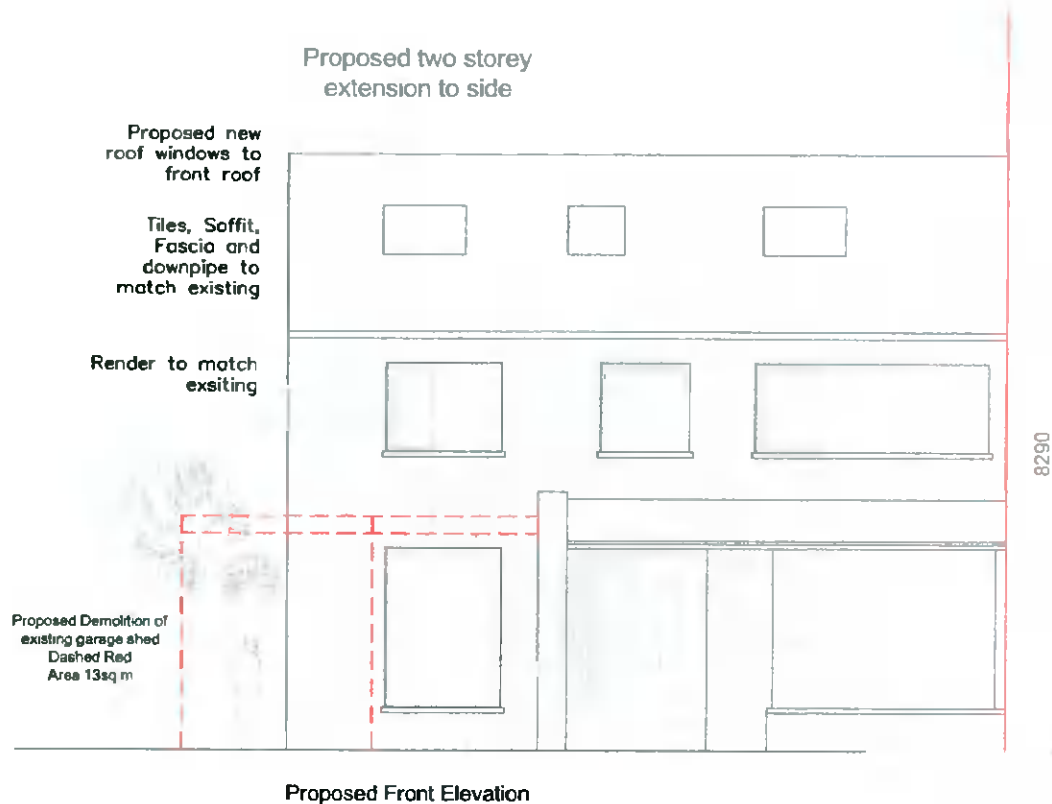
## 1.0 Site Description

The subject site is occupied by a 3 bed two-storey semi-detached house in a residential estate in the Templeogue area.

The area is characterised by blocks of two-storey semi-detached houses. The predominant land use in the area is residential. The subject site is adjoined by dwellings to the north, and parkland to the south and west. There are blocks of two-storey semi-detached houses to the East. The Eastern boundary entrance adjoins the Orwell Park Green estate road.

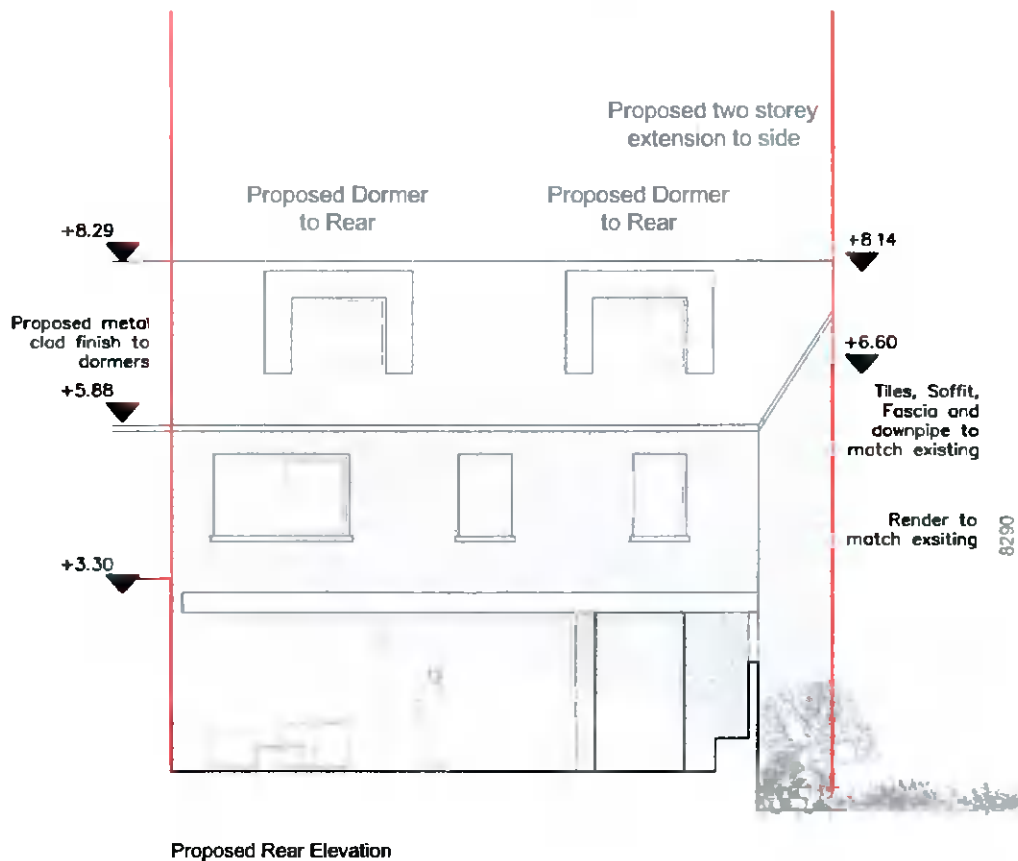
## 2.0 Proposed development

The proposed development is in keeping with the current development in the area. The proposal intends to add a two-storey extension to the side facing the adjoining park space. The two-storey extension will use materials that will match the existing roof and walls of the existing home. The new extension will have a gable end. This is seen in multiple developments on the end of terrace homes overlooking parkland areas that are similar to our site. I will show these examples later. The proposal also looks to add the Velux windows to the front which is something that is seen throughout the nearby estates. The development will also look to add two dormers to the rear, again similar to other developments in the area. With this, the proposal will look to add a small wall to slightly adjust the front porch to tie it into the new extension. The existing porch will remain unchanged. The proposed window sizes are all based on similarities in the existing house and estate to tie the new development seamlessly into the surroundings.



**Figure 1.0** Proposed Front Elevation

As can be seen from figure 1.0 windows sizes are respectfully chosen from the existing windows sizes. The materials match that of the existing dwelling with a white render and roof tiles, soffit and fascia all to match the existing to seamlessly blend the extension into the existing. The size of the extension was also based on the size of the rooms to the right of the front foot to give a symmetrical form when viewed from the street.



Proposed Rear Elevation

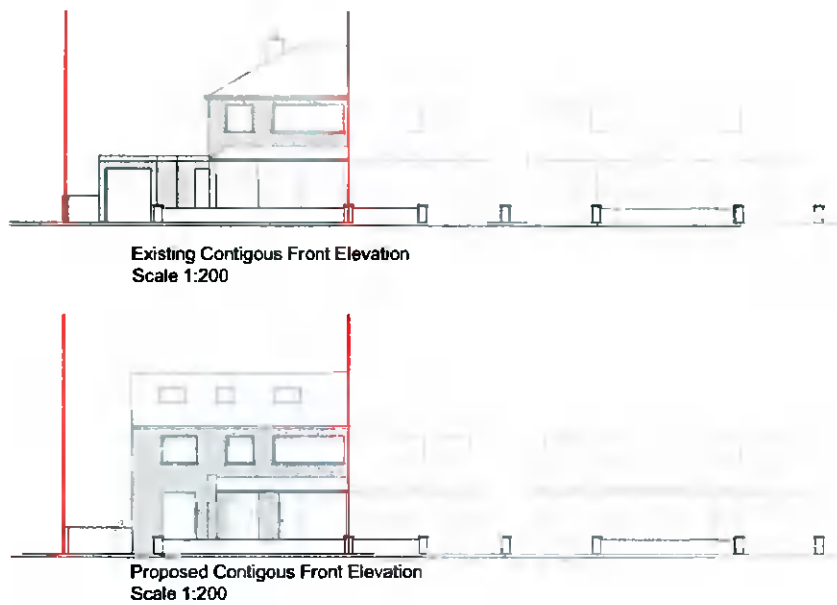
**Figure 2.0** Proposed front Elevation

Here we can see that the first-floor window addition to the right is matching in size to the existing. The materials match that of the existing dwelling with a white render and roof tiles, soffit and fascia all to match the existing to seamlessly blend the extension into the existing. The metal clad dormers are appropriately scaled within the roof scape and the metal cladding will add a contemporary addition to the rear elevation.



**Figure 3.0** Proposed view from parkland

Here we can see the view from the parkland. The form sits very well in the overall streetscape and is not overpowering from any viewpoint. As can be seen here the dormers do not in any way dominate the roof to the rear.



**Figure 4.0** Proposed and Existing Contiguous Elevations.

From here we can see that the new extension does not come out as far as the existing garage actually narrowing the building line at this location. The proposed 2 storey extension to the side is in keeping with multiple ends of terrace/ road developments as the following images will demonstrate.



**Figure 5.0** No 440. Orwell Park Green Templeogue

This dwelling located to the end of a terrace contains a two storey extension with gable end which is a similar scale and form to our proposal



**Figure 6.0** No 413 Orwell Park, Templeogue

Two storey extension to side with the new garage. This development is similar in scale at the end of a terrace with a two-storey addition to the side



**Figure 7.0** No. 137 Templeogue Wood

Two-storey extension to the side with materials and window sizes to match existing which is very similar to the proposal in question



**Figure 7.0** no 1 Domville road. templeogue

Two-storey extension to the side of existing dwelling with materials and roof window sizes to match existing. Two storey new built dwelling with gable ends to existing side garden.





**Figure 8.0** no 499a & no 499 Orwell Park Way

Two-storey new build to the side of an existing property with gable end to end of terrace. New windows to new side elevation.

As can be seen by these developments in the same estate that developments to the end houses on the street to include new two-storey extensions to the side or new two-storey dwellings mostly with gable ends is common meaning that the proposal would constitute appropriate development in the area and not be harmful in any way to the existing streetscape.

### 3.0 Precedent of similar development in the area

In regards to the proposal for the attic conversion, roof window to the front I would like to draw your attention to various precedents in the estate who also had planning granted for either or both of two storey extensions to the side, roof windows to the front and dormers to the rear.

**SD18B/0240** - 2458 Orwell Park Green Templeogue - Build-up of existing hip in roof to side of roof into 'Dutch' hip at attic level; attic conversion with dormer roof with window and 1 'Velux' roof light in rear slope of roof all at attic level.

**S99B/0316** - 445 Orwell Park Green, Templeogue - Single storey extension to rear, attic conversion with skylights to front and rear and garden shed at rear

**SD16B/0171** - 423 Orwell Park Green, Templeogue - Side first floor extension for additional bedroom with en-suite; also attic conversion to contain additional bedroom with en-suite, three roof windows to the back and two roof windows to the side; double hipped roof over new extension, with all ancillary site works

**SD14B/0248** - 419 Orwell Park Drive, Templeogue - Remove existing chimney stack down to first floor, extend the existing ridge and form a 'Dutch' type tiled roof structure, extend the existing structure to the side up to new soffit level with new obscure glazed window; new dormer to the rear of the existing tiled roof, conversion of the existing attic area into a new storage area and internal alterations.

**SD08B/0317** - 413 Orwell Park Drive, Templeogue - Single garage to the side of the existing dwelling, new dry dash finish to both the existing and proposed and retention permission for the existing front windows.

**SD17B/0254** - N01 Domville Road, Templeogue - Construction of a proposed 3 bedroom dwelling c.145sq.m including the connection of services to public mains and all associated site works

**SD06B/0014** - 402A, Orwell Park Drive, Templeogue - Remove 2 no dormer windows on side of existing roof, build up existing walls to form gable and extend existing roof with 1 no. window to the front and 1 no window to the rear and 3 no rooflights to the rear of the roof.

**SD20A/0274** - 480, Orwell Park, Green Templeogue - Sub-division of existing two storey dwelling-house into two separate dwelling-houses to include replacement of existing front porch with 2 separate porches, internal and external alterations and associated site works.

**SD05A/0964** - Orwell Park Way, Templeogue - Demolition of a single storey living area and the erection of a two storey semi-detached house with a new front vehicular entrance to the side of the existing house.

As can be seen by the examples given above, the proposed development in question is similar in nature to granted permission in the same area and therefore we believe the proposal in question should be considered for a grant of planning as it does not have a negative visual impact on the area in any way.

## **10.0 Conclusion**

In conclusion, it is considered that the issues raised have been comprehensively addressed in this revised application. The applicants submit that the development is an appropriately scaled development that does not give rise to any undue impacts on the amenity of the site or any adjacent properties. We, therefore, believe that a grant of planning should be favoured in this case by the planners.

## **Documentation**

We have included the following documentation with this application,

1. 6 copies of this Supplementary Information Letter
2. 6 copies of JEA Architecture Architectural drawings
3. 6 copies of ordnance survey maps 1 copy of the site notice
4. 1 copy of the newspaper advert
5. Completed application form
6. Application fee of €34

We trust that the above meets with your approval, and we look forward to your valued response,

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David Smith

