

Planning Department.
South Dublin County Council.
County Hall Tallaght.
Dublin 24.
D24YNN5.

Site: 9 Hazelwood Crescent, Dublin 22 (D22 VN51).
Stage: Planning Permission
Document: Design Statement and Rational for the Family Flat



To the planning officer.

Our client, Mr. Brian McMahon, is living in 9 Hazelwood Crescent, Dublin 22. The purpose of this extension development is to seek permission for a 'Family Flat'. The intension is for Mr McMahon's elderly mother to move in with him.

In seeking this permission, we are conscience of the South Dublin County Development Plan, Chapter 2 - Housing (2.4.2 Family Flat): "*A family flat refers to a temporary subdivision or extension of a single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent)*".

With this proposal we believe we are compliant with South Dublin County Development Plan, Chapter 11 – Implementation (11.3.3 Additional Accommodation) for both the Extension and the Family Flat in general. In this Section 11.3.3 Additional Accommodation (ii) it sets out criteria that must be met for a ‘family flat’, they are:

1. The applicant shall be required to demonstrate that there is a genuine need for the family flat.

The purpose of the family flat is to provide space to live for his elderly mother. His mother is advancing in years and currently lives on her own. She does have health issues, for which she is attending Tallaght Hospital on a regular basis. On the days she attends the hospital she stays with her son Brian in his house. She leaves her car at her son’s home and takes public transport to the hospital, or indeed Brian drops her to the hospital in his car (providing his work commitments allow). It is becoming apparent that, long term this will not be able to continue, she will not be able to live on her own forever. It was decided amongst the family that it would be a better situation if Mrs. McMahon were co-locate with her son Brian full time. That is the rationale behind the proposed development of a ‘family flat’. His mother can still lead a semi-independent life, but Brian will be there to provide support and assistance to her going forward. This will save the State on costs for providing a place in a nursing home or similar facility. This family flat will provide the family with a sense of stability and security, knowing that their mother will have the care she needs.

2. The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house.

The area for the family flat in total is 42.2m², that is including the extension. The area of the existing dwelling is 92.5m². That equates to the ‘family flat’ being 46% of the original dwelling floor area. Therefore the ‘family flat’ does not exceed the 50% figure.

3. The family flat should be directly accessible from the main dwelling via an internal access door.

As can be seen from the generally layout drawings that form part of the planning application (PL 002), there is an internal door connecting the ‘family flat’ and the main dwelling. The drawing is titled, proposed ground floor plan.





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4. The design criteria for dwelling extensions will be applied.

In designing this development, we are conscience of the South Dublin County Development Plan. Chapter 2 - Housing (2.4.1 Residential Extensions): The family unit will be subsidiary to the main existing house and will play a supporting role to the main house. We also referenced and kept within the parameters as set out by the 'House Extension Design Guide' from South Dublin County Council Planning Department. We have embraced the elements of good extension design: we have respected the appearance and character of the house and local area, we do not overlook, overshadow or have an overbearing effect on properties next door, we are respectful of the appearance and character of the house and the local area. The extension itself is a single storey, one-bedroom rear extension, incorporating the existing garage conversion. The entrance door to this family flat will be recessed back off the main building line. This is to make sure that there will be no confusion as to where the front door of the main building is. As can be seen from the existing, proposed drawings and the photograph of the front elevations the existing side wall, brick arch and side door will remain. Behind this wall will be the entrance door to the family flat. The door will be shielded from view. Also, behind this wall will the bin storage area. Effectively the existing streetscape, at ground level (save for the existing main roof alteration), will not be affected.

In making this application we feel we have both complied with Policy H19 (Family Flats) and H18 (Residential Extensions) of the South Dublin County Development Plan. We have also paid attention to Chapter 2 (Housing) and Chapter 11 (Implementation) of the South Dublin County Development Plan. This development of a family flat, although is modest in scale, it will make a massive difference to Brain and his immediate family. It will give them the assurance that their mother will be cared for, but also will give her a level of semi-independence to lead a meaningful and fulfilled life.

Kind regards

 (Dip. Arch. Tech, BA Mgt., MCIAT, C.BuildE MCABE)

(Patrick Clarke)

Director

