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**Planning and Development,**  
South Dublin County Council  
County Hall,  
Town Hall Centre,  
Tallaght  
Dublin 24

Your ref:

Our ref: /er

Date: 14/12/2021

Dear Sirs,

**RE: Planning application, rear extension, attic conversion, new porch, bicycle and bin shelters and additional vehicular entrance at 2 Owendore Avenue, Rathfarnham, Dublin 14.**

Please find enclosed a planning application for proposals as above described for my clients Ane-marie Horan and John Carroll.

We enclose the following documents;

1. 6 copies of drawings including site plan/site layout plan, plans and elevations.
2. 6 copies of Site Location Plan at scale of 1:1000.
3. Completed and signed application form and supplementary page.
4. A copy of the newspaper notice.
5. A copy of the Site Notice.
6. Our cheque in the sum of €34 in payment of your fee.

The following are the salient points of the proposals;

- a) the building is a 2 storey domestic dwelling dating from around the 1950's and is part of a terrace of 4 dwellings. Changes to these houses have taken place over the years resulting in the addition of porch enclosures, conversion of garages, changes to roof finishes and profiles, the addition of "velux-type" roof windows to the front roof slopes and single storey rear extensions.
- b) the proposed extension to the rear is to be single storey with an overall roof height of 3.9m from adjacent ground level. It will contain a Kitchen/Dining space as well as a sun-room.
- c) Its gross floor area is proposed at 48m<sup>2</sup>.

Land Use

14 DEC 2021

South Dublin County Council

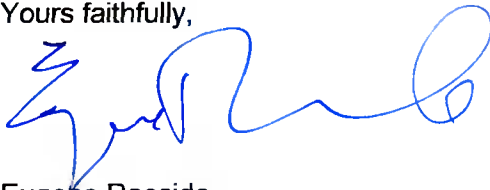
- d) Remaining rear garden area will be approximately 130m<sup>2</sup>.
- e) Sufficient space will remain in the rear garden area to accommodate a soak-pit to allow for the proper disposal of surface water from the proposed extension roof and will be designed in accordance with BRE Digest 365.
- f) Materials are proposed to be a mixture of brick and render for walls and zinc, or zinc-like material, for the roof.
- g) Other proposed additions to the ground floor include the infilling of the existing awning in front of the main entrance to form an enclosed porch (approx 3.75m<sup>2</sup>) and the conversion of the existing attached garage into habitable space, in this case it is intended to become a home office to provide for home working.
- h) Also at ground level, it is proposed to provide for a 2<sup>nd</sup> vehicular entrance and car parking space. The design of this area includes for the provision of structures to enclose bins as well as bicycles. The central structure will also accommodate the installation of a dual car charging point so that the property is "future-proofed" relative to the provision of safe and convenient electrical charging for two cars.
- i) It is intended in the design of this front area that the loss of potential ground space for vegetation or landscaping near the front boundary will be compensated for through the provision of planters on top of the proposed shelter structures. In these proposals, external areas near the building are still available for the provision of soft landscaping
- j) Further new floor space is proposed at roof level through the proposed conversion of the existing attic. The floor area is proposed at 26m<sup>2</sup>. In providing for this new habitable space, it is intended to construct a small dormer structure to the front of the property so that an ample en-suite shower room can be provided in addition to a "Velux" type roof window to serve the extended stairwell. The main light and ventilation source to the new bedroom will be via a large dormer structure and window to the rear of the property. Both will be finished in roof-appropriate zinc materials. The front dormer is intentionally small and is nestled into the existing chimney structure so that it will have as minimal a visual effect on the front facade and the terrace as a whole as possible.
- k) In examining public planning files it can be seen that permission has been granted for several similar dormer structures/windows to the rear of 2 storey houses in the immediate vicinity of the application site. Of note are planning application reference numbers SD12B/0228 (16 Butterfield Crescent) and S00B/0066 (21 Butterfield Crescent). These approved developments are similar to the proposals being presented here in terms of scale and distance from boundaries and other properties that they face.
- l) This planning application contains the proposal to change front facade material finishes as part of the execution of the overall building refurbishment and in the carrying out of the structural and spatial additions and alterations. In this application, it is not intended "to match existing" but to compliment same. The material finishes being introduced are intended to work in concert with each other whilst respecting the existing "grain" or "character" and predominant finishes of the terrace.

- a) The facade of the terrace presents primarily in a rough-cast rendered finish above a base of brick. The amount of brick finish is actually quite small relative to the ground storey as garage doors, large windows, front entrance doors and glazed porches make up more than half of the surface area of the ground storey external walls.
- b) One way in which the proposed facade changes will manifest themselves will be in the changing of the finishes to the roof over the new porch and front-end of the existing garage, which is currently in roofing tile, to zinc standing seam. Whilst a departure from the existing, a standing seam zinc roof will compliment the existing roof next door in terms of colour tonality and it is intended that it will not look out of place in the context of the overall terraced facade as the profile of this shared building element will not change in any fundamental way.
- c) The other manner in which material finishes to the front facade are proposed to change from what already exists is in the application of a different brick type/colourway at the ground storey level. Architecturally, the brickwork at this level acts as a kind-of plinth or base to the terrace and our proposal is not intended to diminish this overall effect as far as it relates to the terrace as a whole. Instead, it is our intention to continue to present the dwelling as an integral part of the terrace and to respect the existing overall terrace aesthetic whilst subtly allowing for a sense of individuality within it. It is intended that the new brick finish will compliment the proposed zinc to the porch/Office roof and Office external walls.

The intention of this project is to allow the existing building to undergo modernisation by upgrading thermal efficiency levels, making better use of existing enclosed space, adding family oriented contemporary living spaces and providing for an additional bedroom. Future-proofing the dwelling relative to current private transport trends and the needs of an ecologically conscious family is also important to our clients. In developing these designs, we have paid attention to the policies and guidelines of the County Development Plan where they relate to domestic extensions and alterations and trust that you find them acceptable in terms of the proper planning and development of the area.

Should you have any queries in relation to this application, please do not hesitate in making contact.

Yours faithfully,



Eugene Raeside,  
M.R.I.A.I.  
Principal,  
Raeside Architects