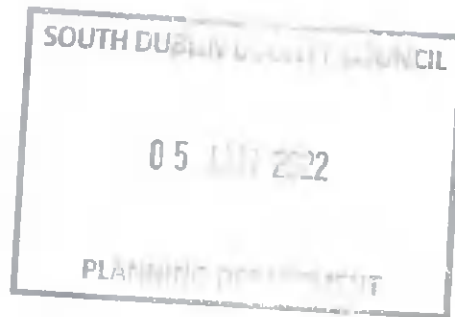


Stephen Reilly  
16 Sycamore Drive  
Archerstown Wood  
Ashbourne  
Co. Meath  
M: 086-3152635  
E: [stereilly@gmail.com](mailto:stereilly@gmail.com)

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC



Planning Ref: SD21B/0419  
Date: 23-12-2021

**ADDITIONAL INFORMATION – Ground floor extension to rear and side of existing dwelling, internal modifications and associated site works at 19 Muckcross Grove, Dublin 12.**

Dear Sir, Madam,

Further to your letter dated 22.09.2021, please find below responses to your queries;

**1.(1) The Planning Authority notes that an existing extension has been constructed at the dwelling house located to the north-west of the subject site, which is not shown on the Site Layout Plan. The applicant is requested to submit an accurate Site Layout Plan, as required by Article 23(1)(a) of the Planning and Development Regulations, 2001, as amended.**

**Response:**

Refer to drawing 04\_Rev 0.1 which shows extent of neighbouring dwelling, including extension not reflected on current OSI mapping.

**1.(2) Having regard to the proposed height of the side element of the extension and its proximity to adjacent built structures the applicant is requested to submit revised proposals for the side extension element of the design showing a maximum overall height of 3m.**

**Response:**

We respectfully request that SDCC consider the following points in relation to the proposed height of 3.5m which is required to allow for an internal floor to ceiling height of 2900mm within the kitchen and office of the extension in order to:

- Ensure sufficient light penetration to the central area of the dwelling which will not be afforded much direct light. The designed height of the windows and glazed door on the southern elevation considered the requirement for natural light to penetrate to the 'living area' and access corridor to the WC and garage / utility.

- Ensure universal, convenient access between the existing rooms of the dwelling and the proposed extension and taking cognisance of the fact that the internal floor is a raised timber floor circa 300mm above the external ground level.
- The proximity of the adjoining properties were considered in the design to ensure the proposed extension does not overlook, overshadow or have an overbearing affect on properties next door.

As referenced in the Chief Executives Order;

*The extension is set back from No.8's boundary line by 1m-6.6m and offset from the western boundary (No. 20) by 200mm. Having regard to the structure's location to the south and east of the neighbouring property, the height of the side extension should be reduced to a maximum height of 3m.*

*and*

*The adjacent property at no.20 has a rear extension with a pitched roof, which exceeds the height of the flat roof extension. The set back from the adjacent property line, at this location, is deemed appropriate.*

The orientation of the proposed extension is such that there will be no overlooking or overshadowing to No.8 with regard to the following:

- The design of the extension layout is such that the only window on the southern elevation facing the boundary with No.8 will be an opaque window in the WC.
- The northern elevation of the single storey extension at No.8 does not contain any habitable rooms but a utility and bathroom (refer to drawings for Planning Grant S01B/0275).
- The 1m setback from the boundary of No.8 shall be at a single point only and due to the angle of gardens the setback increases to 6.6m from the boundary.
- The existing side garage which is in line with the front wall of the house adjoins the boundary with No.8 and therefore the proposal to set the extension back 2m at the closest point to the boundary to improve the space between the neighbouring property was considered appropriate and in line with 'South Dublin County Council House Extension Guide 2010'
- The proposed extension considered the sunlight amenity enjoyed by the south facing aspect for No.8 and potential overshadowing. Due to the orientation of the proposed extension, the single storey height will not impact on the daylight and sunlight enjoyed at No.8 within the dwelling and rear garden.

It should also be noted that the adjoining neighbours at No. 8 Muckross Grove and No. 20. Muckross Grove were consulted prior to lodging the planning application. Furthermore, no submissions have been made in respect of the planning application for the proposed extension.

**1.(3) The applicant is requested to submit revised drawings replacing the proposed double-doors in the front elevation with a window ope.**

**Response:**

Please refer to drawings herewith which show the door replaced with a window.

**2. The Planning Authority has concerns in relation to drainage from the site and consider that additional SUDS proposals should be incorporated within the overall design proposal. The applicant is requested to submit revised drawings, documentation and proposals to include further SuDS (Sustainable Drainage Systems) such as soakaways for the proposed development.**

**Response:**

A surface water soakaway designed in accordance with BRE Digest 365 – Soakaway Design will be incorporated in the design. However, it is proposed that the design for the soakaway be completed as part of the detailed engineering design for the proposed extension and submitted for approval by SDCC as a condition of planning, if granted, prior to construction of the soakaway. Dwg 04\_Rev 0.1 includes a Draft soakaway location, to be designed in detail upon a favourable planning grant.

The soakaway would be constructed in the rear garden. The excavation of the test hole would require a mechanical excavator to safely excavate the hole to the required depth, this could not be safely completed by hand digging. There is no access to the rear garden at present for any mechanical excavator (a micro digger were considered however depth cannot be achieved) through the existing rear garage door and this would only be possible on removal of the existing garage (subject to grant of planning).

Please find herewith;

- A copy of response letter dated 23rd December 2021
- 6no. copies of Dwgs:
  - 01\_Rev 0.1
  - 02\_Rev 0.1
  - 03\_Rev 0.1
  - 04\_Rev 0.1

I trust that the above and the documents contained herewith meet your requirements however should you have any additional queries, please do not hesitate to contact the undersigned.

Yours Sincerely

  
\_\_\_\_\_  
Stephen Reilly