

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



Date: 21st December 2021
Our Ref: 2050
Your Ref: **Additional Information Letter - Register Ref: SD21B/0391**

RE: 68, Marian Crescent, Rathfarnham, Dublin 14

Application: Partial demolition of part two storey part single storey extension to front (east), side (north) and rear (west); construction of a 66.5sq.m part two storey part single storey extension to side (north) and front (east) of dwelling; construction of a first floor 17sq.m extension to rear (west); minor internal modifications and elevational alterations; external hard and soft landscaping to front, side and rear; all associated site development works above and below ground.

Applicant: Triona Daly

Dear Sir or Madam,

Please find set out below the Additional Information Responses for SD21B/0391 as follows -

SDCC Request.

1. The Planning Authority has concerns in regard to the impact of the proposed development on visual and residential amenity. There is already a two-storey extension to the side of the dwelling and the subject application would further extend the mass of the dwelling to the front, side, and rear. The increase in the scale of the existing side extension and additional extension to the side of this would lead to an unacceptable scale of development given its visibility from the streetscape. The flat roof of the new side extension would also be visually prominent when viewed from the streetscape, which is not in compliance with the South Dublin County Council House Extension Design Guide (2010).



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C C. Arch Ltd., trading as Cantrell & Crowley

The proposed new side extension should either be omitted or significantly reduced and redesigned to read with the existing dwelling and extension. The applicant is requested to submit a revised proposal that addresses these concerns and complies with the South Dublin County Council House Extension Design Guide (2010).

Furthermore, a site layout drawing showing the proposal and the site to the north (including footprint of that dwelling) should be submitted to a suitable scale.

CCA Response:

The new side extension has been significantly reduced in size to the plans and elevations. The large flat roof with parapet has been removed and a sensitive gable 'A' roof approach placed over the reduced floor plan has been included – respecting the 2-storey gable adjacent. The reduced massing can be clearly noted with dotted lines to the plans, elevations, sections and 3d images on the enclosed revised drawing booklets. Refer to CCA Drawing Register also.

The footprint of No. 66 Marian Crescent is noted on CCA Drawing – 2050 P01 001 Rev A.

SDCC Request.

2. The closest dwelling, No. 66 Marian Crescent, would have first floor windows located less than 22m from the proposed first floor windows on the proposed development. A review of the planning history of this neighboring site shows that the windows could be to a first-floor bedroom. The Planning Authority therefore has concerns that the new first floor windows on the rear elevation of the dwelling would lead to unacceptable overlooking on the neighboring property at No. 66 Marian Crescent. The applicant is requested to submit further information addressing the concerns in regard to overlooking on the neighbouring property. It may be necessary to revise the proposal to ensure it complies with the South Dublin County Council House Extension Design Guide (2010).

CCA Response:

See below current site photographs taken to the gable of no. 66 Marian Crescent. It appears the planning permission received may not have gone ahead or have been developed fully at that time. The two first floor windows on the gable appear to be bathroom or en-suite windows – given they are both finished with opaque glass. However, we have introduced louvre timber screens to the first-floor windows of our proposal to address the concern noted above. We believe this will be acceptable and provide a nice detail with privacy and plenty of internal light spill to the west elevation.



SDCC Request.

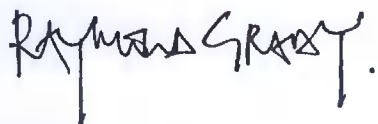
- 3.1 The applicant is requested to clarify how the proposed rain garden will manage surface water run-off from the proposed extension. The applicant shall demonstrate how building foundations will not be adversely affected by infiltrating surface water in rain garden system. The applicant shall submit a detail cross section of proposed rain garden which demonstrates this. Note Water Services welcome use of proposed rain garden in principle. The applicant shall include this within their drainage design.
- 3.2 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway or rain garden. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway and rain garden in accordance with BRE Digest 365 — Soakaway Design.
- 3.3 The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
- 3.4 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

CCA Response:

Enclosed see a cover letter and supporting documentation prepared by MSW and Associates addressing the points raised above – 3.1-3.4

We trust the above is in order and look forward to a favourable response in due course.

Your Sincerely,



Raymond Grady
Cantrell and Crowley Architects