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South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.



AKM

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20/01/2022

Re: 26 Knockmeenagh Road, Clondalkin, Dublin 22, D22KF96
Stage: Planning Permission SD21B/0325.

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To the Planning Officer,

I wish to reply to the request for additional information by the planning authority.
I herewith enclose a reply to the following items no. 1-3.

ITEM NO.1

Due to the close proximity of the extension to the side boundaries with adjoining residential properties and proposed height of the structure the Planning Authority has concerns in regard to the visual impact and scale of the proposal. While an extension at first floor at this site is generally acceptable in principle, the Planning Authority considers that the proposal should be revised to reduce the potential negative impact this structure could have on neighbouring properties. The applicant is requested to submit revised drawings demonstrating the following:

- (i) ***The proposed extension setback at first floor level from both the eastern and western elevations.***

The applicant asks the planning authority to reconsider the request for additional information in respect of the setback to boundaries. We ask the planning authority to review the proposed extension is setback a distance of 32 metres from Knockmeenagh Road. The proposed extension is already sufficiently setback from the adjoining western and eastern boundaries in line with comparable neighbouring dwellings. The subject site is similar to the adjoining properties are that have very large and private gardens (0.3 acres) and have existing planting in the front gardens that will obscure a direct view of the works.

The applicant respectfully asks the planning authority to reconsider and accept that the proposed first floor extension is set back behind the front building line of the original dwelling and the change in external materials (burnt timber larch) helps break up the extension to the dwelling and overall makes it appear at an acceptable human scale.

We ask the planning authority to review the planning history of the Knockmeenagh Road where a number of new dwellings were permitted to be located circa 1 metre of shared boundaries (for example Sd13A/0008) and various types of two storey extensions have been permitted on similar properties (for example Sd19b/0276).

The proposed first floor extension is already setback from the western and eastern boundaries and the applicant does not propose to alter the design in line with the planning authority request.

- (ii) The height of the extension should also be reduced by approx. 0.5 m (the applicant to determine habitable floor to ceiling heights at both ground and first floor). Cross Sectional drawings to be submitted.**

The first floor element of the rear extension is set behind the original cottage to reduce its visual impact. The height of the extension cannot be reduced any further without making the proposed first floor living space of the dwelling inhabitable. The requested reduction of 0.5 metre would render the floor to ceiling height incompatible with building regulations requirements of 2.4 metres as a minimum for floor to ceiling height.

Please see enclosed drawing showing the proposed extension section AA. The flat roof is warm roof / warm deck construction characterised by having the principal thermal insulation placed above the structural deck, with a vapour control layer between the deck and the insulation. The upstand of the parapet / roof is set at a minimum to allow for the proposed metal capping. This is the lowest overall building height possible for a flat roof of this particular design.

- (iii) Reduction of overshadowing of neighbouring properties. The applicant's response to this item should include a Design Statement clearly addressing the Planning Authority's concerns in regard to visual impact (including the use of a flat roof).**

Overshadowing of Neighbouring Properties

The design of the proposed extension does not cause excessive overshadowing of adjoining properties. The adjoining dwellings on either side of the subject site are set on the same building line. Both adjoining properties (26 & 28) have rear extensions of roughly equal length. All dwellings are on the same finished floor level. We have fully considered the impact of the proposed extension on the adjoining properties as set out in the SDCC House Extension Design Guide.

The proposed rear extension to 36 Knockmeenagh does not overbear onto the adjoining neighbours and the extension does not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring properties. The impact of the rear extension on no. 28 Knockmeenagh Road is within the acceptable guidelines. Any minor loss of daylight to rear façade of no. 28 Knockmeenagh Road does not occur as the first floor extension is outside of the 45 degree angle of the centre point at 2m above ground level to the nearest main window of a habitable room as per the Overshadowing Diagram on page 13 of the SDCC House Extension Design Guide.

The rear first floor extension does not significantly increase the amount of shadow cast on existing windows to habitable rooms in neighbouring properties. We ask the planning authority to review our Design Statement.

Design Statement

The dwelling is the applicants family home and the family include the applicants wife and young family and the applicants mother. There is a long planning history to the subject site and on Knockmeenagh Road in general. The proposed extension is

required to cater for the applicant family needs and we ask the planning authority review enclosed letter from the local representative (Eoin O Broin).

There are wide range of house types and design styles on Knockmeenagh Road. We the planning authority to refer to the Knockmeenagh Road Framework Plan 2013 that sets out information on the local area including historical planning history, building heights, size of plots and core framework principles. The proposal is in line with the Framework Plan and the SDCC Development Plan.

The proposed extension to the dwelling is set behind the front building line of the original dwelling. The original cottage with its attractive slate roof remains the dominant perspective to the street. The design concept was to keep the original slate roof of the dwelling intact as much as possible and sit the new first floor extension behind the original dwelling. The choice of darker (black) burnt larch as a cladding material will provide a contrast between the old dwelling and new extension. The choice of a flat roof with metal pap trim capping makes sense to reduce the overall scale to just under 6 metres. Other dwellings on the street have been extended and exceed 8 metres in overall height. The proposed use of a flat roof helps reduce the visual impact of the proposed extension.

We consider the proposed flat roof extension to the dwelling has an appropriate scale, rhythm and proportion, which positively responds to the context of the site and protects the amenity of adjoining properties. The front entrance of the dwelling is already well articulated and remains unchanged. The proposed flat roof extension has sufficient architectural features and suitable fenestration that gives it a human scale and sensible appearance.

We consider the proposed extension positively responds to existing residential character and context of Knockmeenagh Road. We consider the proposed development fully contributes to the residential and visual amenity of the area.



Two storey extension to the 10 Knockmeenagh Road – this dwelling has a much shorter setback to the street.



Two storey extension to 30 Knockmeenagh Road over the original dwelling. Our proposed extension sits behind the original dwelling and has less of a visual impact.



Two storey extension to 36 Knockmeenagh Road – two storey extension to the front of the dwelling.

Compliance with SDCC Development Plan & Quality Standards

The proposed extended dwelling provides an excellent level of residential amenity and exceed the SDCC Development Plan Standards and all quality standards set out in the Quality Housing Standards. The extension has full regard to the SDCC Extension Guide as stated above.

Overall Mass & Scale

We feel the site has the capacity to absorb the proposed extension to the dwelling without adversely impacting upon adjoining dwellings or the on the character of the area. We ask the planning authority to consider that the proposed dwelling is sufficiently setback from adjoining dwellings and does not result in any adverse impact. The overall mass and scale of the extension are acceptable.

Materials

The proposed choice of materials are in keeping with the existing dwelling. The proposed materials are high quality, sustainable (timber, self-coloured render, zinc, energy efficient windows) & durable and will create a high quality residential

environment. The choice of darker (black) burnt larch as a cladding material will provide a suitable contrasting material to the old dwelling.



Burnt larch laid vertically in planks with consistent gap and corner bead. The charred timber cladding technique weatherproofs the timber planks and offers protection from insect attack, as well as creating a striking contemporary finish.



The proposed materials (burnt larch) complement older buildings whilst providing a contrasting palette of finish. The proposed extension to 26 Knockmeenagh Road visually contrasts to the grey slate roof of the original single storey dwelling.

Visual Impact

The proposal dwelling does not have cause any adverse visual impact on adjoining dwellings. The principle of development for the extension of the dwelling is acceptable. The lands are zoned for residential development Objective 'RES' which seeks, 'to protect and/or improve residential density'.

The proposed extension to the dwelling is in accordance with national planning policy in promoting reuse of urban infill sites to house our growing population. The proposal makes efficient use of the site and maximises public investment in existing local authority services and public infrastructure. We ask the planning authority to reievew the rear congruous elevations. We have shown the existing sheds in outline. These are no proposed to be changes in any way.

Item no. 2

An opaque window is proposed at first floor level in the eastern elevation to provide light to the proposed bathroom. Due to the location of this window in relation to the adjoining property there are concerns with regards to overlooking or perceived overlooking. The applicant is requested to submit revised drawings showing the omission of this window. The applicant should consider introducing a rooflight to provide daylight into the bathroom

We do not accept the view of the planning authority on overlooking. The planning authority need to reconsider there is no possibility for overlooking from an opaque window serving a non-habitable room (bathroom). The planning authority should grant permission and insert a glazing planning condition similar to condition 5 of Sd19A/0276. We ask the planning authority review enclosed letter from the local representative (Eoin O Broin) on this matter.

Item no. 3

The submission from No. 28 Knockmeenagh Road has stated that the submitted drawings do not show their existing rear extension nor the shared sheds/toilets. It is noted that the submitted site layouts do not appear to show the existing rear extension at this neighbouring property. There also appears to be a single storey structure between the two properties on the adjoining boundary, which is not shown on the drawings. The applicant is requested to submit revised drawings showing the existing rear extension at No. 28 Knockmeenagh Road and the structure on the eastern boundary between the two dwellings. The applicant should clarify if any works are proposed to this structure on the boundary. Accurate rear contiguous elevations and accurate site layout plan showing all development in the vicinity of the proposed extension to be submitted.

The official osi map does not show the existing rear garden sheds. The omission of the existing sheds are now rectified on the site layout plans. There are no proposals to make any changes to the existing rear garden sheds. See enclosed site plans. We ask the planning authority to review the enclosed rear contiguous elevations showing the shared sheds in context of the subject and adjoining property (no. 28 Knockmeenagh Road). We ask the planning authority to review the enclosed plans.

Please consider this proposal on it merits and we look forward to a positive decision in due course.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read 'Jong Kim', is written above a horizontal line.

**Jong Kim MIPI
AKM Design**