



**John Fleming Architects**

The Tree House  
17 Richview Office Park  
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Planning Department  
South Dublin County Council  
County Hall  
Town Centre  
Tallaght  
Dublin 24

19<sup>th</sup> January 2022  
Job Ref: 2117

**Re: Application for Permission for extension to house at Mount Carmel, Crookshane, Rathcoole, Co. Dublin.**

Dear Sir/ madam,

On behalf of our client Mr. Gareth McHale please find enclosed drawings and documents in support of our application for an extension to an existing house known as Mount Carmel at Crookshane outside Rathcoole.

Mount Carmel is a small turn of century cottage with character sitting on a large plot slopping steeply away from front to back. The Cottage is single storey with a pitched hipped roof with two chimneys on its ridge. The windows are traditional sliding sash and the existing entrance door is centered on the front faced with a render arched feature. Flat roof extensions exist to the rear with a small garden formed by retaining wall. The house is in poor condition internally.

The design seeks to extend with deference to the scale and character of the cottage and ensuring the existing house remains the principal structure on the site. When viewed from the road the new extension is discreetly placed to the rear and side and while a new safer vehicle access is proposed the existing narrow gate and walled garden will be maintained ensuring the rural setting is also preserved.

The extension is broken up into a number of smaller elements which are discreetly added to rear and side of the house. The sloping ground affords the opportunity to create an undercroft with storage areas and a garden level play room (for our clients expanding young family) with direct access to the lower rear garden. From the front only a modest single storey simple parapeted volume providing a new living and dining room is visible. It is placed on part of the roof of the undercroft to the west and rear of the cottage. It is connected to the cottage with a simple glazed link providing a new entrance and hallway under a low-profile standing seam metal roof. The under-croft is extended to the east and west providing terraces adjacent to the main living areas.

The cottage itself is converted to provide the bedroom accommodation and is extended directly to the rear. This extension overlaps the roof of the undercroft. A second glazed link providing a kitchen connects the living room block with the bedroom extension to the east side. The cottage remains the tallest structure on the property.

Cont.d/



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Only from the rear is the full extent of the extension visible presenting a very distinctive modern composition overlooking the extensive lands to the rear. The lower undercroft is finished in dark coursed rubble stone with the ground floor living room element expressed as a projecting feature above the stone. The intention here is for the lower floor to nestle into the sloping landscape. The house as extended remains lower than adjacent dwellings and is designed to provide a generous level of accommodation in a modern design that respects both the character of the existing house and the landscape it sits in.

The complete design provides a four-bedroom house with all the main accommodation provided over a single floor. The existing walled garden to the front of the cottage is maintained with a new vehicle entrance gate and a meandering driveway and parking area provided to the side. The existing entrance door is replaced with a sliding sash arched window and a new bay window is provided on the west elevation overlooking the parking area.

We hope you will agree that the design approach demonstrates a considered response to the challenge of sympathetically extending existing structures in a rural setting while meeting the requirements of modern living. Model views are included on the architectural drawings with diagrams demonstrating our design strategy for this project.

In support of our application please find attached

- Architectural Drawings (six copies of each)
- Site Notice dated 18<sup>th</sup> January 2022
- Copy of Newspaper Notice – The Herald dated 18<sup>th</sup> January 2022
- Completed Application Form

We hope this is to your satisfaction and look forward to a favorable decision.

Yours sincerely,

Brendan Dineen

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