

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

**ADDITIONAL INFORMATION Reg. Ref. SD21B/0534**

1<sup>st</sup> February 2022

Re: We, **Ciaran and Michelle Kavanagh** intend to apply for **permission** for the construction of a new ground floor single-story extension with roof lights, proposed dormer window to the rear, together with the converting of the existing attic space New window to the first floor bathroom to the rear elevation, proposed new bay window and porch to the front elevation at ground floor level, revised pedestrian and vehicular access with pillars and gates. All with associated site works to **No. 101 Muckross Avenue, Perrystown, Dublin 12 - D12EW83.**

Dear Sir / Madam,

On behalf of our Client, Ciaran and Michelle Kavanagh, we wish to lodge this response to the Additional Information request from South Dublin County Council, dated 8<sup>th</sup> of December 2021. To support this Additional Information submission, we hereby include 6 No. copies of the following documentation:

- **Cover Letter as prepared by CDP Architecture;**
- **Copy of AI Request from South Dublin County Council.**
- **Revised Issue Sheet as prepared by CDP Architecture;**
- **Revised Drawings as prepared by CDP Architecture.**
- **Revised Issue Sheet as prepared by Lohan Donnelly**
- **Revised Drawings as prepared by Lohan Donnelly.**



**[Additional Information Request Item 1 –](#)**

Having regard to the South Dublin County Councils Housing Extension Design Guide, 2010, in relation to Attic Conversions, the Planning Authority has concerns with the proposed design of the attic dormer extension. In particular, it does not appear to be subservient within the roof profile and it extends to and abuts the property at No. 99 Muckcross Avenue. The planning Authority requests the applicant to submit revised proposals to clearly demonstrate that:

1. The proposed dormer is set back at least 3 No. tile course from the eaves line.

*Response:*

*Please refer to the revised drawings as prepared by CDP Architecture enclosed note the following modifications:*

*In response to this section of the Additional Information request proposed by South Dublin County Council we have complied with this Additional Information request in full and have set the dormer back by 3 No. tile course from the eaves*

2. The proposed dormer extension is located below the ridge line of the existing dwelling by a minimum of 0.1m

*Response:*

*In response to this section of the Additional Information request proposed by South Dublin County Council we have reduced the roof of the dormer to be 100mm below the ridge height of the existing dwelling, the floor to ceiling height within the study area which is located in the proposed attic space 2300mm. We believe this request has been complied with in full as per the comment above.*

3. The creation of a large area of flat roof is minimised by relocating the dormer extension away from adjoining properties by a minimum of 0.5m and providing for a more simple form of design, which includes the staircase.

*Response:*

*Lastly in response to this section of the Additional Information request we have proposed the dormer to be 500mm away from both adjoining neighbouring properties which we believe to be complied with as per the request above.*

Taking the accompanying information into consideration, on behalf of our client, we ask that South Dublin County Council grant permission for the above proposal. Please advise us in the event that there are any omissions or issues in relation to this Additional Information submission.

Yours Sincerely,



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Paul Moran  
Director CDP Architecture