



AOIFE TUOMEY ARCHITECTS

February 22<sup>nd</sup> 2022

**Planning Department.**

South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

**Re: Reg.Ref: SD21A/0321      Decision Order 0110  
Additional Information request**

Dear Sir, Madam,

In response to an Additional Information request ,dated January 25<sup>th</sup> 2022 I would like to submit 6 no. copies of the following drawings on behalf of my client, Sarah MacDonald.

Proposed Site Layout Plan x/ Roof plan-Response to Item 1(i)	P-1001-A.I.
Proposed Front + Side Elevations ( N-E ) + Section C-C Response to Item 1(ii)	P-1100-A.I.
Proposed Ground + First Floor layouts Response to Item 2	P-1005-A.I.
Proposed Ground Floor Layout-Private Open space Response to Item 3	P-1004-A.I.
Proposed Ground Floor Layout-Response to Item 4.	P-1002-A.I.
Proposed First Floor Layout-Response to Items 4 and 5.	P-1003-A.I.

**Note re: Item 2- to be read in conjunction with Dwg. No. P-1005-A.I.**

I would like to add a comment here in relation to Item 2 of the A.I. request and the concern expressed about the level of projection of the rear building line at first floor level of the proposed house of 2.8m and how this would have a significant overbearing impact on No. 63. This has been addressed on Dwg: P-1005-A.I. where the whole house was pulled forward to reduce the level of projection at the rear to 1.38m.(Please note that pulling the first floor element only as was suggested in the A.I. letter would have required a complete redesign of the layouts and the applicant's brief could not consequently be met.)

This amended design is a compromise and I would like to request, on behalf of Sarah MacDonald that further consideration be given to the design and placing of the proposed house as per original application as follows:

Please refer to the images of a working model of the proposed house below-

- 1.. The East/South/West orientation for No. 63 ensures there is good light to the corner where the rear building line at first floor of No. 63A projects 2.8m beyond the rear façade of No. 63 throughout the day .This would help reduce any perception of overbearing.
- 2.The siting of the proposed house No. 63A at a lower level to No. 63 allows the roof height of the proposed house to align with the height of the lower part of the hipped roof to No. 63 and being proportionate in size to the narrower corner site, is not visually dominant here.
3. I appreciate you can only assess what is currently in place but it is very likely that a future extension built to the rear of No. 63 will be located in this corner where the light is best. Any building here will negate the perception of any overbearing.



*Image to rear of houses showing the current position of the 20 yr old Conservatory.*



*Potential location for a future extension or sunny corner of the garden*

I hope you may consider this additional information ,submitted in support of the planning application for this House on a corner site ,favourably.  
Should you have any further queries, please get in touch.

Kind regards

[Aoife Tuomey](#)  
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