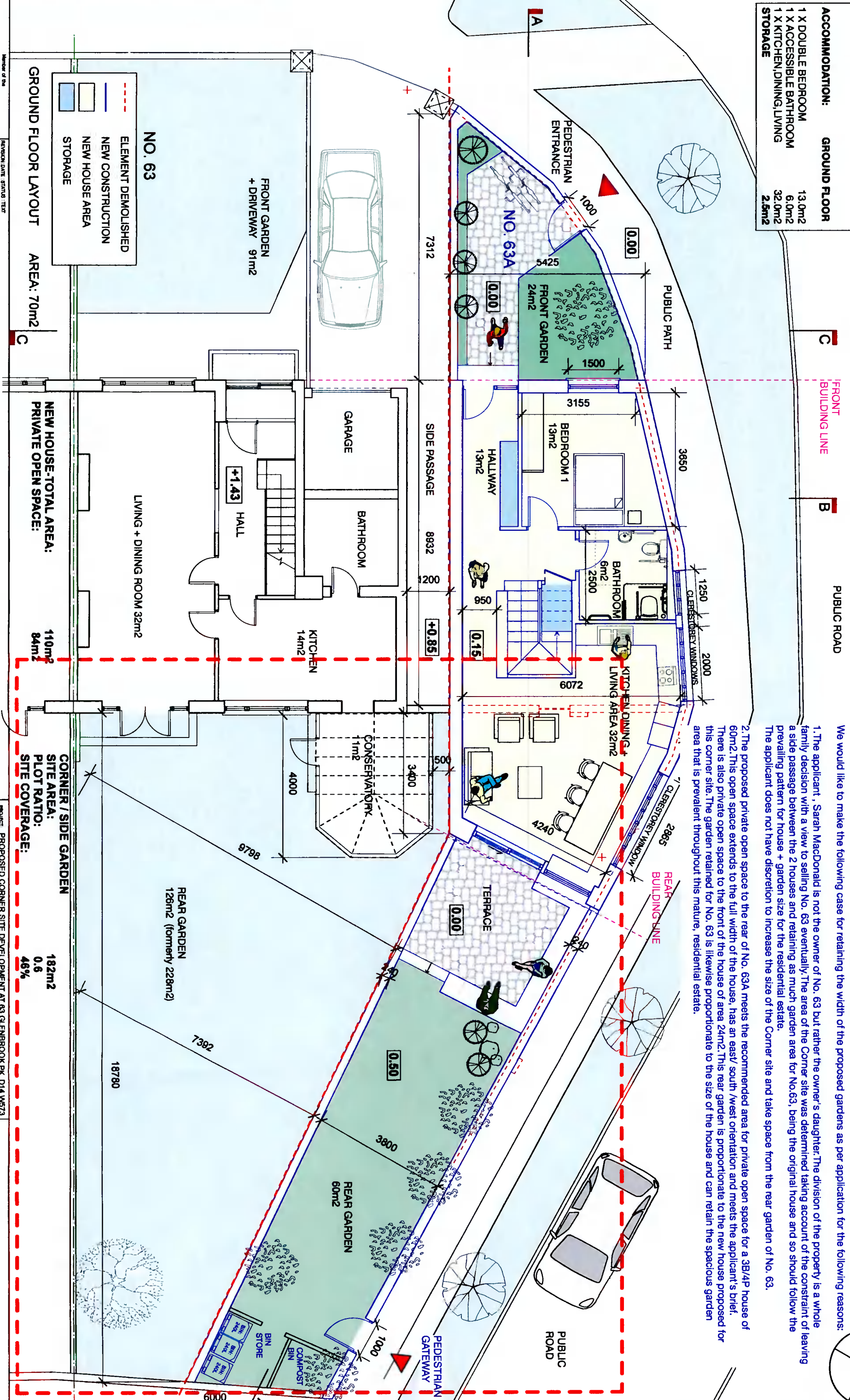


**RESPONSE TO ADDITIONAL INFORMATION REQUEST: ITEM 3**

ACCOMMODATION:	GROUND FLOOR
1 X DOUBLE BEDROOM	13.0m <sup>2</sup>
1 X ACCESSIBLE BATHROOM	6.0m <sup>2</sup>
1 X KITCHEN, DINING, LIVING	32.0m <sup>2</sup>
STORAGE	2.5m <sup>2</sup>



**ADDITIONAL INFORMATION REQUEST:  
RESPONSE RE. ITEM 3: AMENITY SPACE**

Item 3 suggested that the rear garden proposed for no. 63a could be widened and thus the width of the garden to no 63 reduced to achieve a more equal division of the rear gardens between the existing and new dwellings.

We would like to make the following case for retaining the width of the proposed gardens as per application for the following reasons:

1. The applicant, Sarah Macdonald is not the owner of No. 63 but rather the owner's daughter. The division of the property is a whole family decision with a view to selling No. 63 eventually. The area of the Corner site was determined taking account of the constraint of leaving a side passage between the 2 houses and retaining as much garden area for No.63, being the original house and so should follow the prevailing pattern for house + garden size for the residential estate. The applicant does not have discretion to increase the size of the Corner site and take space from the rear garden of No. 63.
2. The proposed private open space to the rear of No. 63a meets the recommended area for private open space for a 3B/4P house of 60m<sup>2</sup>. This open space extends to the full width of the house, has an east/ south /west orientation and meets the applicant's brief. There is also private open space to the front of the house of area 24m<sup>2</sup>. This rear garden is proportionate to the new house proposed for this corner site. The garden retained for No. 63 is likewise proportionate to the size of the house and can retain the spacious garden area that is prevalent throughout this mature, residential estate.

**NO. 63**

- ELEMENT DEMOLISHED
- NEW CONSTRUCTION
- NEW HOUSE AREA
- STORAGE

**GROUND FLOOR LAYOUT**

AREA: 70m<sup>2</sup>

FRONT GARDEN + DRIVEWAY 91m<sup>2</sup>

FRONT GARDEN 24m<sup>2</sup>

NEW HOUSE - TOTAL AREA: 110m<sup>2</sup>

PRIVATE OPEN SPACE: 84m<sup>2</sup>

CORNER / SIDE GARDEN

SITE AREA: 182m<sup>2</sup>

PLOT RATIO: 0.6

SITE COVERAGE: 46%

REAR GARDEN 120m<sup>2</sup> (formerly 229m<sup>2</sup>)

REAR GARDEN 60m<sup>2</sup>

REAR GARDEN 18780

Member of the Royal Institute of Architects of Ireland M. R. I. A. I.

Revision Date: Status: Text

Project: PROPOSED CORNER SITE DEVELOPMENT AT 83 GLENBROOK PK. D14 W573

Drawing: PROPOSED G.F. LAYOUT - PRIVATE OPEN SPACE

Job No: RSD-21-94

Date: 22-02-22

Scale: 1:100

Drawn No: P-1004-A.1

Project Architect: AOIFE TUOMEY ARCHITECTS

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