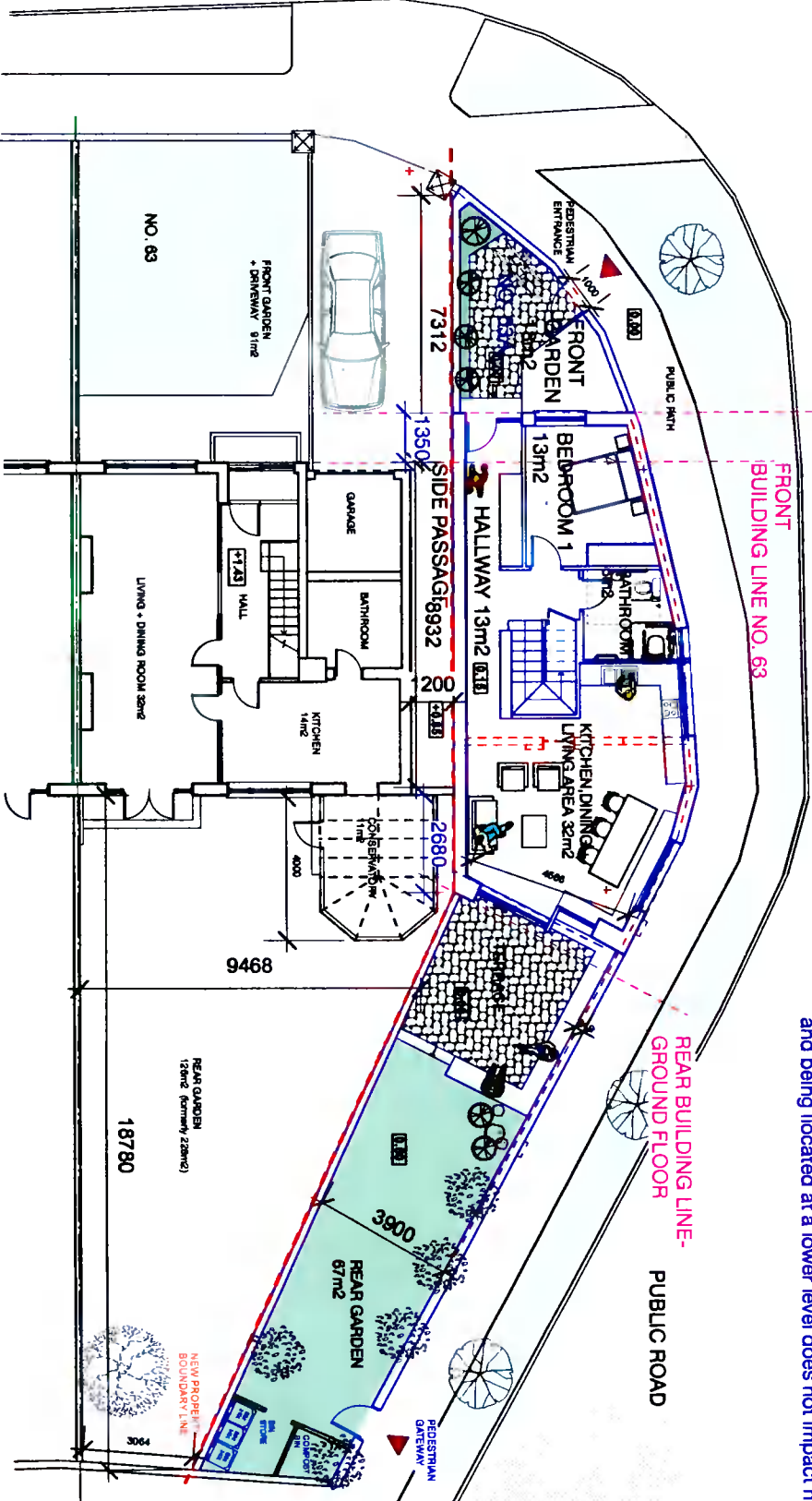


**RESPONSE TO ADDITIONAL INFORMATION REQUEST: ITEM 2**

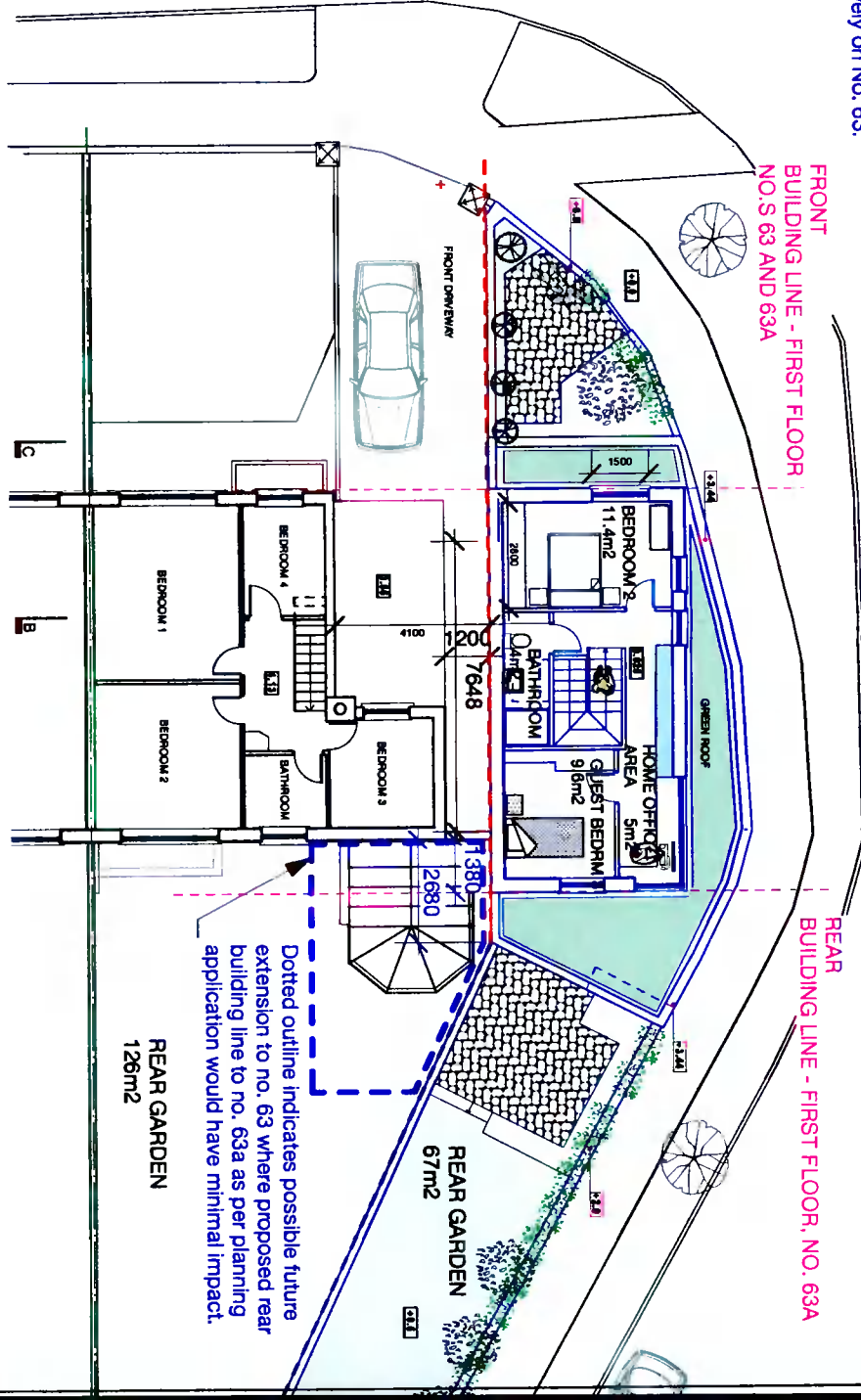
**ADDITIONAL INFORMATION REQUEST:  
RESPONSE RE: ITEM 2: LEVEL OF PROJECTION OF REAR BUILDING LINE AT FIRST FLOOR**

The preference is to retain the design as per planning application. From a design perspective the setting back of the first floor from the front building line and the projection to the rear is a more successful placing of the overall house at this corner context. It also considered that any future owner of No. 63 will take down the 20 year old Conservatory and should they wish to extend the house, as would be typical, then that corner has the optimum orientation, getting good south-west light and any projection of the proposed house to the rear here would have minimal impact in this case. (See dotted line indicating a future extension below)

The suggestion made in the Additional Information request to pull forward the First Floor Front building line however was considered but then the Layout for the overall house no longer works. As a compromise the revised layouts and elevations here show the whole house pulled forward by 1350mm. This reduces the perceived impact of the first floor to the rear and keeps the first floor front building line in line with No. 63. The ground floor projects only 1350mm at the Front beyond the garage to No. 63 and being located at a lower level does not impact negatively on No. 63.



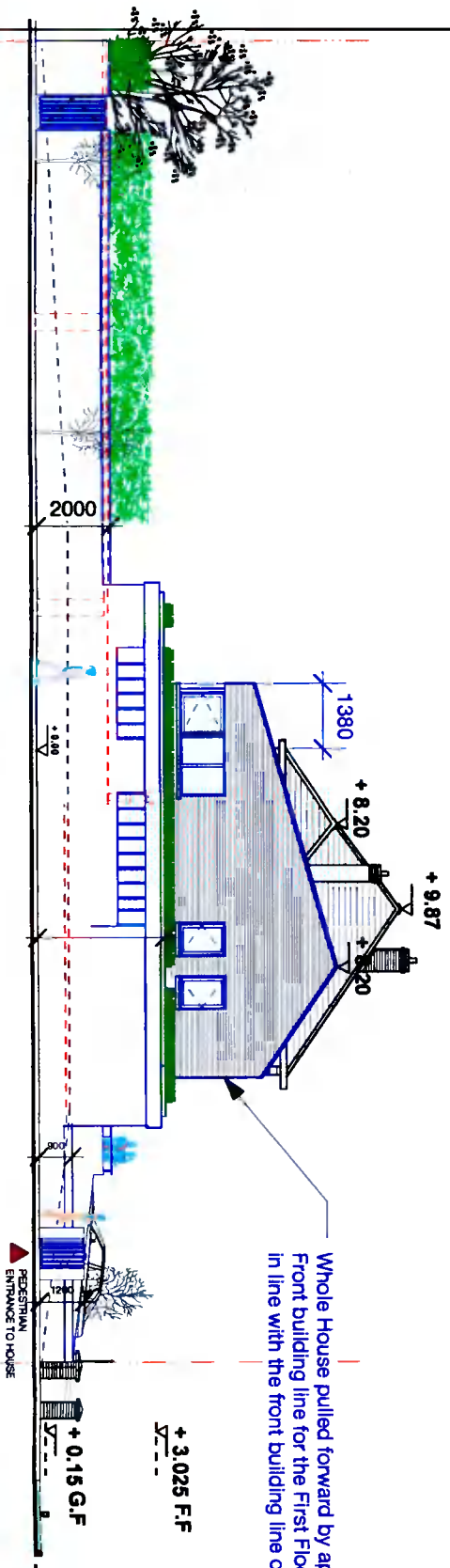
**GROUND FLOOR LAYOUT AREA: 70m<sup>2</sup>**



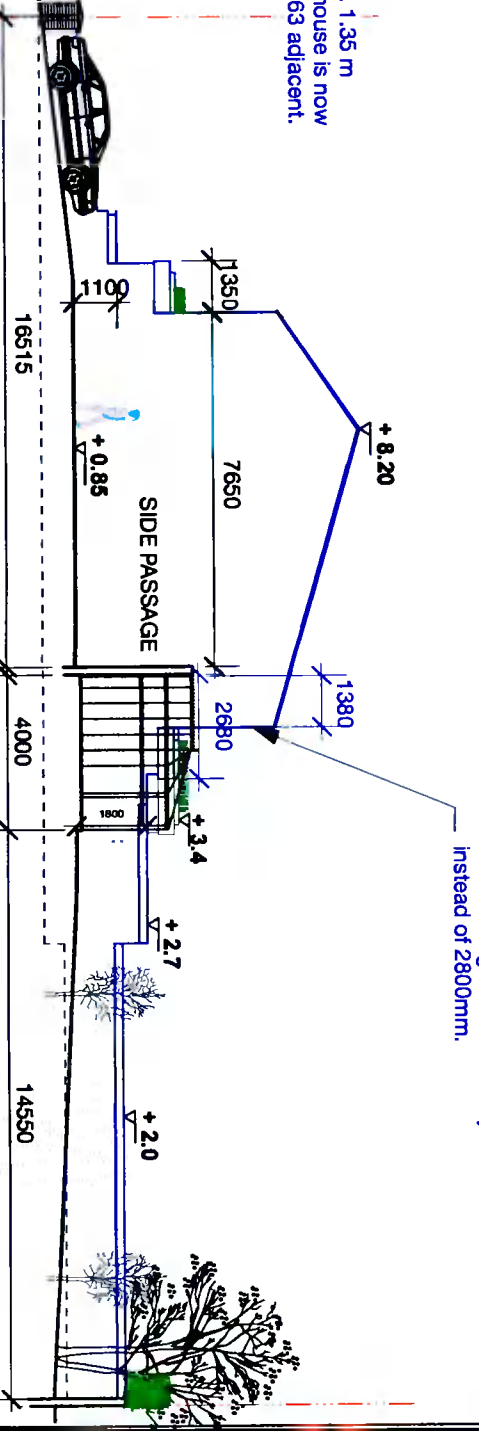
**FIRST FLOOR LAYOUT AREA: 40m<sup>2</sup>**

Whole House pulled forward towards the front by approx. 1.35 m. First floor projects beyond rear building line of no. 63 by 1380mm now instead of 2800mm.


Dotted outline indicates possible future extension to no. 63 where proposed rear building line to no. 63a as per planning application would have minimal impact.



**PROPOSED SIDE ELEVATION - NORTH EAST BOUNDARY**



**PROPOSED SIDE ELEVATION - SOUTH-WEST BOUNDARY**

 <p>Member of the Royal Institute of the Architects of Ireland M. R. I. A. I.</p>		<p>REGION DATE STATUS: 19/07</p>	
<p>PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENROOK PK. D14 W673</p>		<p>DATE: 22-02-22</p>	
<p>PROPOSED GROUND + FIRST FLOOR LAYOUTS</p>		<p>SCALE: 1:200</p>	
<p>JOB NO: RSD-21-94</p>		<p>DATE: 22-02-22</p>	
<p>NOTIFY ARCHITECT OF ANY DISCREPANCIES CHECK DIMENSIONS ON SITE. DO NOT SCALE USE FIGURED DIMENSIONS ONLY. COPYRIGHT © 2022 AOIFE TUOMEY ARCHITECTS</p>		<p>DRAWING NO: P-1005-A.I.</p>	
<p>AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie</p>			