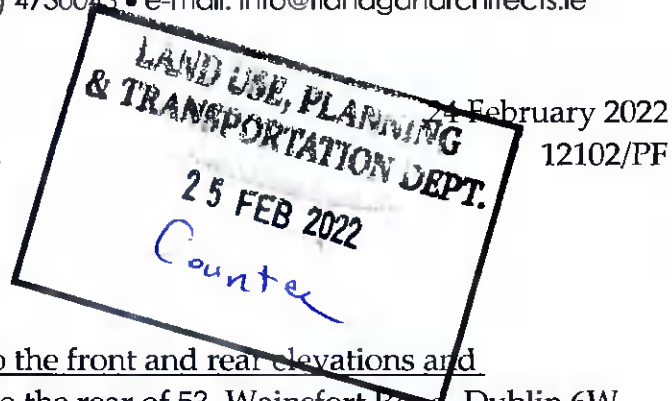


F L A N A G A N
A R C H I T E C T S

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Planning Department
South Dublin County Council,
County Hall, Town Centre,
Tallaght,
Dublin 24.



Re Alterations to the front and rear elevations and
a single storey extension to the rear of 53, Wainsfort Road, Dublin 6W
D6W R851
Planning Reg. Ref. SD21B/0609

Dear Sir/Madam,

I refer to the above application and to the request for additional information issued on 7th February 2022. Three issues were referenced.

Item 1

Item 1 of the Additional Information request relates to concerns that the planning authority have with regard to the potential overbearing impacts of the proposed development. In this regard, the height of the extension has been reduced and a study has been carried out to assess if any adverse impacts arise as a result of the proposal. This assessment takes the form of a report and additional drawings 12102 PP-5 and 12102 PP-6. Drawing no. 12102 PP-5 shows the overshadowing of the adjoining property as currently exists and with the new extension at 10am, noon and 2pm, on the Spring equinox.

We have also carried out a visual impact assessment of the proposed extension on the view from the habitable rooms of No. 51. This is shown on Drawing No. 12102 PP-6.

Planning Precedents

We also note that there are precedents within the area for extensions to the rear of houses built on the boundary to heights in excess of 4m. Within this office we have obtained planning permission in the past for similar extensions on the boundary of the site where the height has been equal or greater to the height of the extension that is the subject of this application.

58 Wainsfort Road

Planning permission was granted for an extension at the above address, ref. SD15B/0124, which was constructed on the boundary to a height of 4.52m in agreement with the adjoining owner.

100 Barton Drive

Planning permission was granted for an extension at the above address, ref. SD14B/0344, which was constructed on the boundary to a height of 4.35m in agreement with the adjoining owner. See drawing No. 12102 PP-6

Also, we note that both no. 49 and no. 47 Wainsfort Road have extensions built on the boundary of the adjoining property to a greater height than what is proposed in this application. See the photograph on drawing no. 12102 PP-6

Items 2 & 3

Items 2 & 3 relate to the foul and surface water drainage for the proposal, and requests a drawing be submitted showing the existing and proposed drainage layouts

The existing foul and surface water drainage is shown on drawing No. 12102 PP-2 RevA. The foul and surface water have separate outfalls to the rear, but the exact location of the sewers in the rear garden cannot be ascertained at this time. Drawing 12102 PP-3 RevA shows the proposed drainage layout with foul and surface water completely separate. The exact location of the outfalls will be located during construction and the drainage system will be constructed to conform with the Building Regulations.

With regard to SUDS we propose to install a 20 sq.m. sedum roof on the new flat roof of the extension and this will mitigate rainwater run-off. We also propose to install a 160 litre water butt to intercept the rainwater coming from the main roof of the house. These are also shown on drawing no. 12102 PP-3 RevA.

I trust that this additional information clarifies the issues in relation to the drainage and removes the concerns relating to the potential for the development to have adverse impacts on No. 51 Wainsfort Road. However, should you wish to discuss any issues I would be grateful if you could contact me. My mobile number is 086-8511105.

The applicants are proposing to carry out these works over the summer to allow the house to be re-occupied before the start of the new school year in late August. An early positive decision would ensure that this timetable might still be achieved.

The documents attached to this submission are as follows:

- 6 Copies Drwg. No. 12102 PP-2 Rev A Existing Floor Plans , Section A-A and Elevations
- 6 Copies Drwg. No. 12102/PP-3 RevA Proposed Floor Plans
- 6 Copies Drwg. No. 12102/PP-4 RevA Proposed Elevations, Sections & Site Layout Plan
- 6 copies Visual impact analysis and shadow study.
- 6 Copies Drwg. No. 12102/PP-5 Shadow Analysis
- 6 Copies Drwg. No. 12102/PP-6 Visual Impact analysis

I trust that this is in order and I look forward to a favourable response. If you require anything further please contact me.

Yours Sincerely,



Paul Flanagan
Paul Flanagan B.Arch., Dip. Proj.Man., FRIAI