

EXTENSION TO 53 WAINSFORT ROAD,

TERENURE, DUBLIN 6W

Planning Ref. SD21B/0609

**Visual impact analysis and shadow study,
in response to request for additional information**

1.0 Description

The house that is the subject of this planning application is located at No. 53 Wainsfort Road.

The development of Wainsfort Road took place in the late 1950's and early 1960's. The houses were originally built as semi-detached houses with attached garages to the side.

Nos. 55 and 53 and Nos. 51 and 49 were originally built as semi-detached dwellings with attached garages. Over time the garages to the sides of 53 and 51 have been converted to habitable accommodation and built over at first floor level.

To the rear of no. 53, an extension was built, circa 20 years ago, along the rear of the house with a gap of of 900mm retained adjacent to no. 51 to accommodate drainage lines.

To the rear of No. 55 an extension has been constructed to the underside of the first floor window cillls.

To the rear of No. 51, a porch extension has been constructed on the rear of the house.

2.0 Design Evolution

Following detailed discussions with the owners, the ground floor layout was re-organised as shown on the application plans. The proposed extension is required in order to provide adequate living space for a household of six people. The current layout is cramped and poorly organised, and the re-organisation of the layout with the provision of a new extension provides more suitable and improved living accommodation.

The potential impacts of the proposed extension have been assessed under the following headings.

- Overlooking
- Sunlight and daylight impacts.
- Visual impacts on the adjoining house.

4.1 Overlooking

As the extension does not have any windows in the side elevation, there is no increase in overlooking of the adjoining property. By extending the house further into the garden of no. 53, the privacy of the garden in No. 51 is in fact increased, as any activity in the garden of No 53 is moved further from the house.

4.2 Sunlight and Daylight Impacts.

Because of the size and scale of the proposed extension there is no overshadowing of any windows to habitable rooms within the existing house at No. 51. The external door from the Porch / Utility area is the only opening in the rear of the house where increased overshadowing occurs. This door is already overshadowed by the boundary wall and fence, and the proposed extension will only slightly increase this. As this is a not a habitable space, we submit that the impact is acceptable.

Please see the attached shadow analysis on drawing no. 12102 PP-5 showing the shadow plans of the existing and proposed layouts at 10am, noon and 2pm on the March equinox.

See also the views from the garden of No 51 showing the existing condition and with the proposed extension. This is shown on Drawing no. 12102 PP-6.

There is no reduction in sunlight or daylight entering the windows of any of the habitable spaces in No.51.

The increased overshadowing of the ground plane is minimal and has no significant adverse impact.

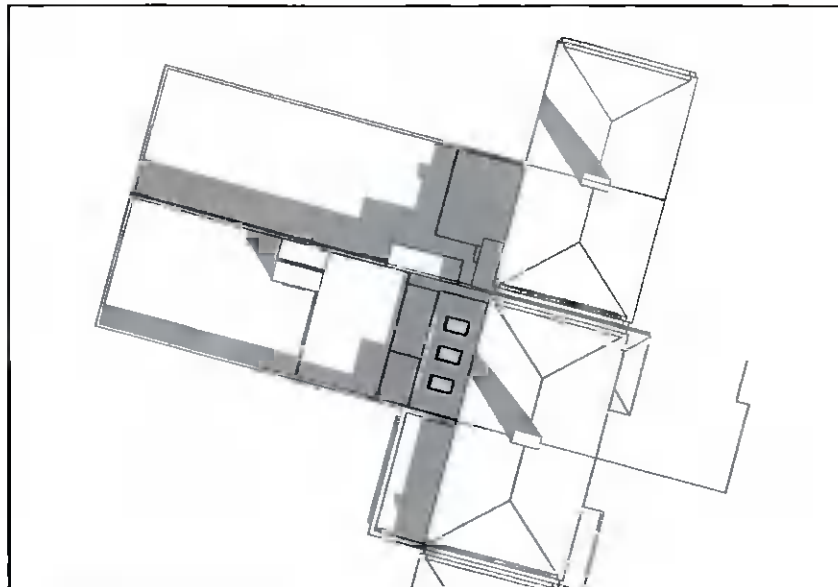
4.3 Visual impacts on the adjoining house.

We carried out studies of the visual impact of the extension from the windows of the habitable rooms to the rear of the house.

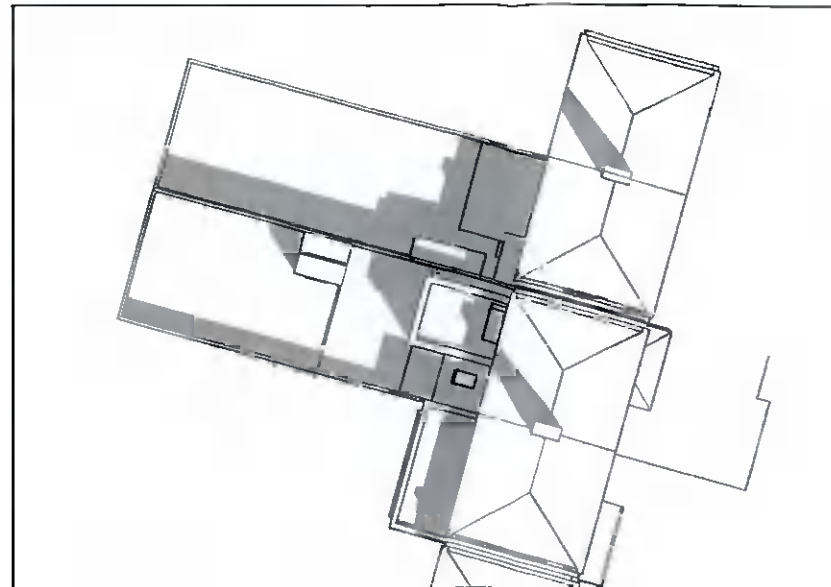
These studies are shown on drawing no. 12102 PP-6.

There are five windows on the rear elevation of No.53. At ground floor there are two windows, one to the kitchen and one to the living room.

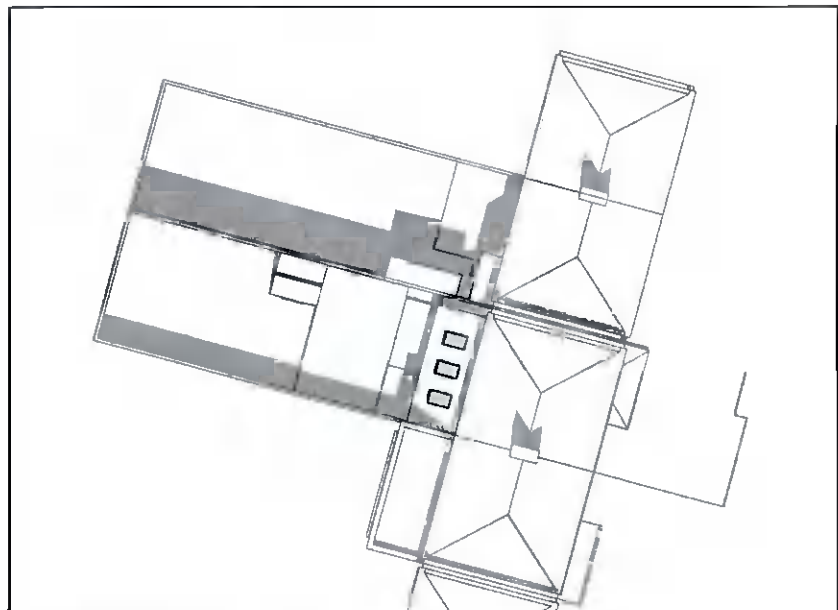
The kitchen window has no view of the proposed extension and therefore is not impacted



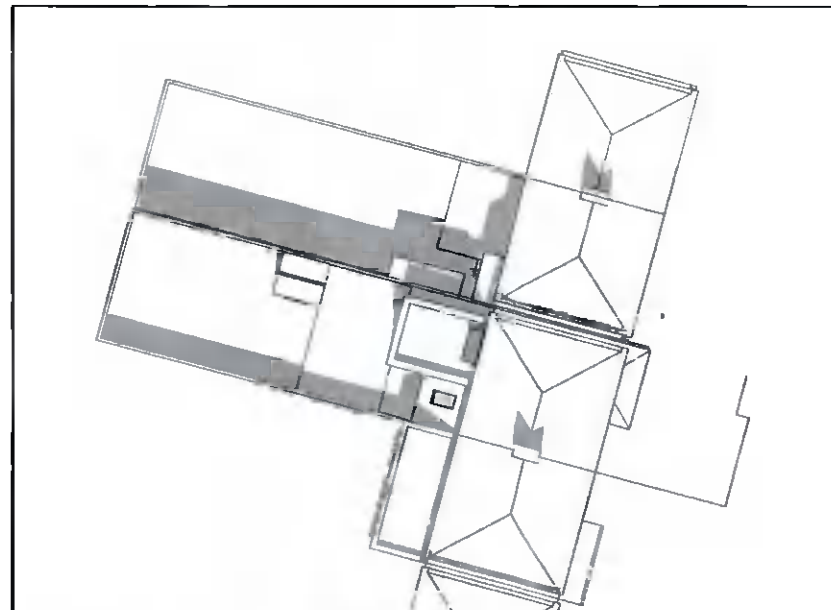
Existing Spring Equinox at 10am.



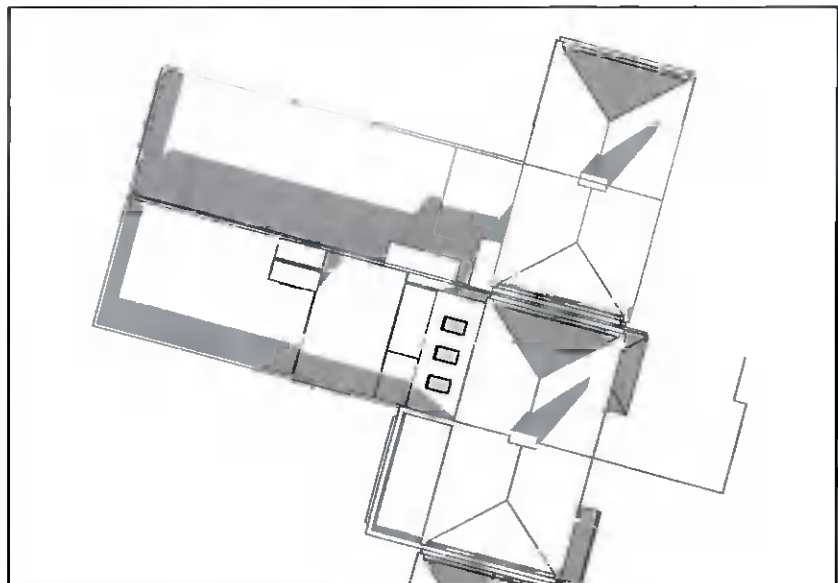
Proposed Spring Equinox at 10am.



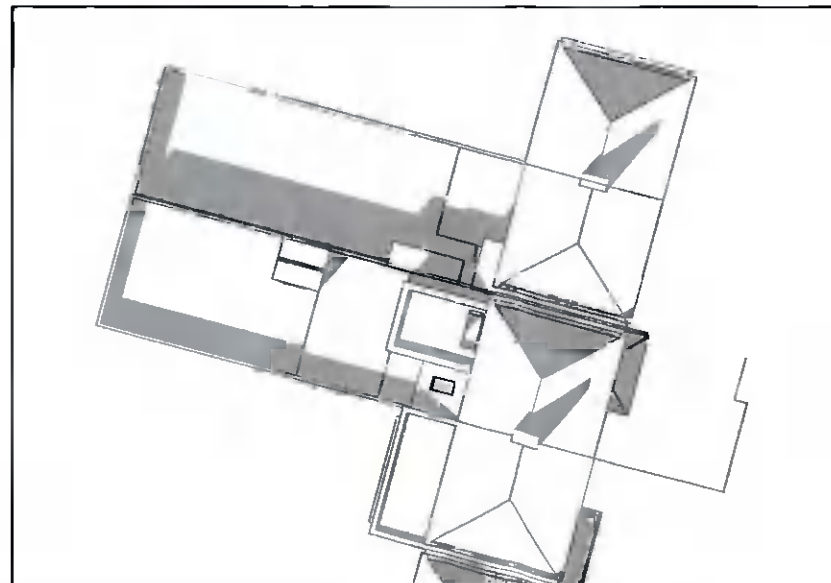
Existing Spring Equinox at 12 noon



Proposed Spring Equinox at 12 noon.



Existing Spring Equinox at 2pm.



Proposed Equinox March 2pm.

SHADOW ANALYSIS

Rev	Date	Drawn	Description	Init

FLANAGAN ARCHITECTS
 8 Aquia House, Greenmount Office Park, Harold's Cross, Dublin 6W
 Tel: (01) 4730034 Fax: (01) 4730043 email: info@flanagansarchitects.ie

Project: House Refurbishment at 53, Weinstorf Road, Dublin 6W

Client: Majella Sievin & Padraig Woods

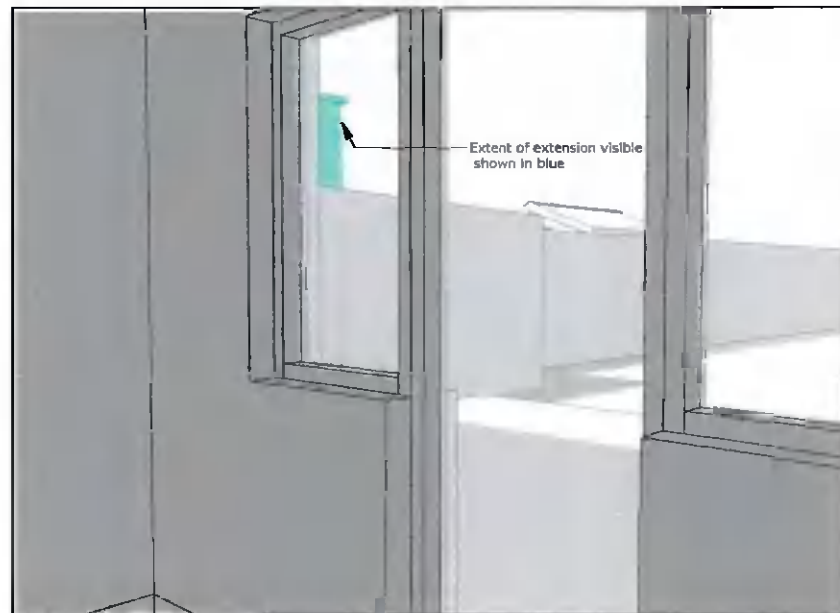
Drawing: Shadow Analysis

Scale:	1:250 @ A1, 1:500 @ A3	Drawn by:	P.F.
Date:	Feb. 2022	Draw No.:	12102 PP-5

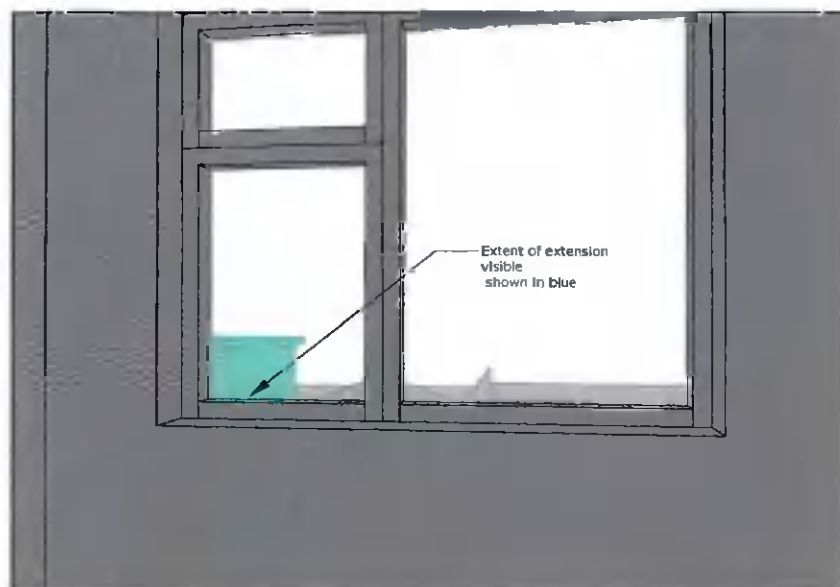


View from window 51-1

reduce text size



View from window 51-2



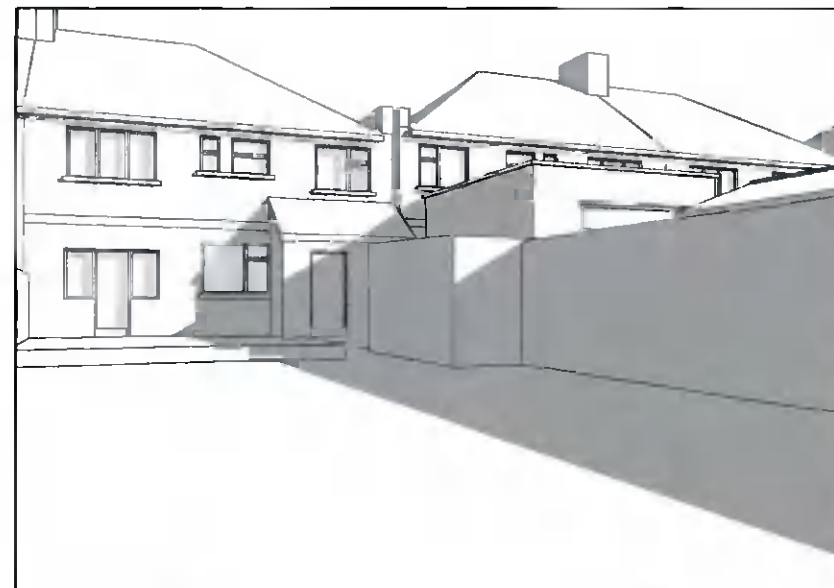
View from window 51-2

VISUAL IMPACT ANALYSIS (Views from adjoining house, No. 51)



View of existing extension from rear garden of No. 51, Wainsfort Road 21st March 3pm

Extension to 47 Wainsfort Road built on boundary and height up to underside of first floor window sills



View of new extension from rear garden of No. 51, Wainsfort Road 21st March 3pm.



View of existing extensions to Nos. 49 and 47 Wainsfort Road, showing precedent for extensions up to 4m high and built on the boundary in the area.

Extension to 49 Wainsfort Road built on boundary and height up to underside of window sills



View, from adjoining garden of an extension built at 100 Barton Drive, showing precedent for which planning permission was granted.

Rev	Date	Drawn	Description	Init

FLANAGAN ARCHITECTS

8 Argus House, Greenmount Office Park, Harold's Cross, Dublin 6W
Tel: (01) 4720034 Fax: (01) 4720043 email: info@flanaganarchitects.ie

Project: House Refurbishment at 53, Wainsfort Road, Dublin 6W

Client: Majella Slevin & Padraig Woods

Drawing: Visual Impact Analysis - Internal & External Views

Scale: Not to Scale Drawn by: p.f.

Date: Feb. 2022 Drwg. No: 12102 PP-6