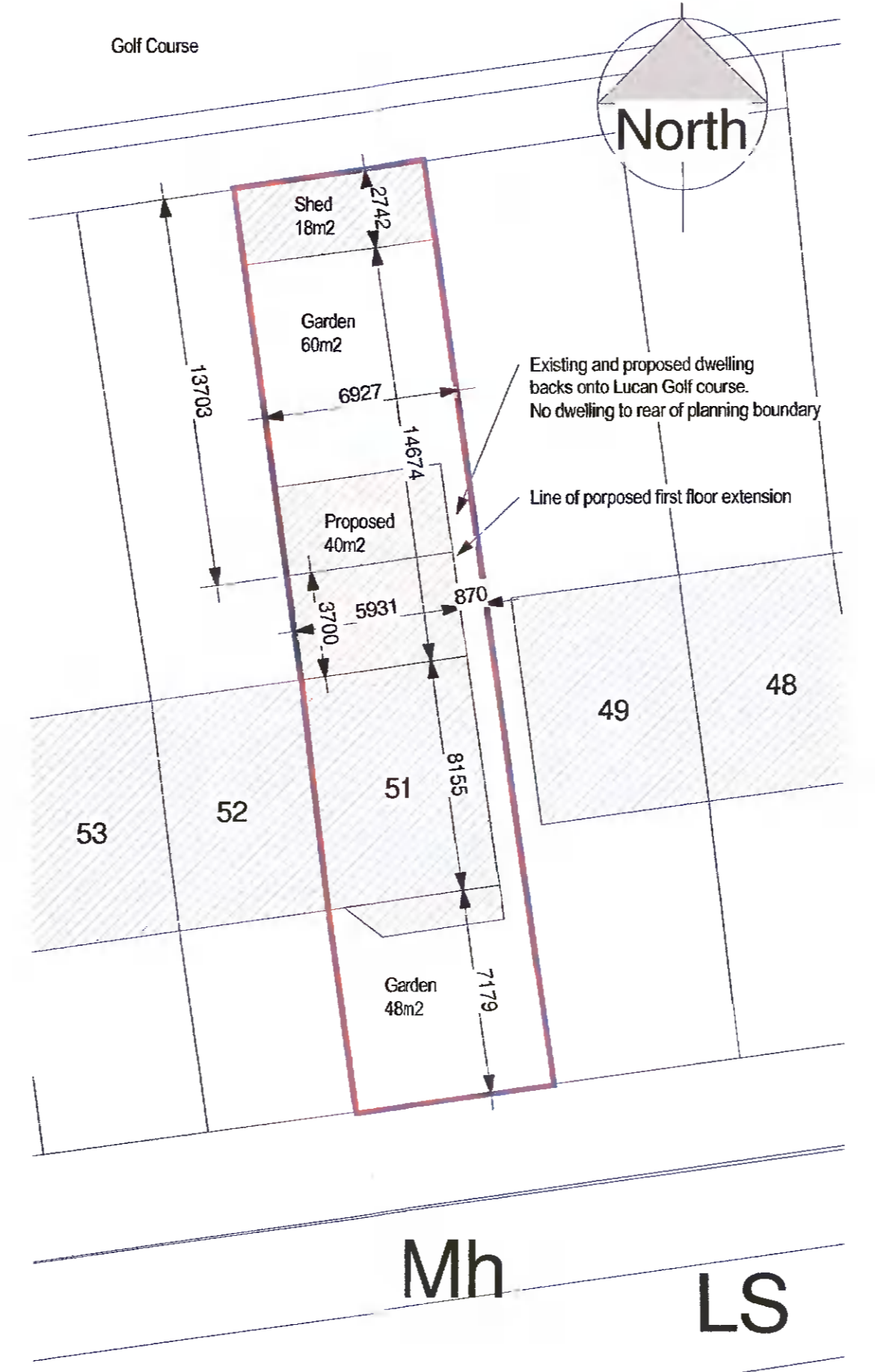


1 SI_Ground Floor Area Plan
1 : 75

2 SI_First Floor Area Plan
1 : 75



6 SI_Proposed Site Layout Plan_Planning Compliance
1 : 200

Planning Application Rationale

- Siting of proposed development next to a terraced dwelling**
ANS:
 The proposal consists of a ground floor extension of 40m². The first floor proposal consists of an extension of 17.6m². The total proposed development = 57.6m².
 The proposal has a sloped roof on the flanking side with an eaves height of 2.5m from first floor level at the boundary. The Apex of this roof would be centre of the existing dwelling so as to alleviate the overbearing impact on the neighboring dwelling - which receives no shadows from the proposed development.
- The proposed first floor extension has been restricted to less than half the depth of the existing dwelling.**
ANS:
 The first floor extension has been reduced to less than half the depth of the existing dwelling
 The existing dwelling depth = 7.511m / 2 = 3.756m
 The proposed First floor extension depth = 3.696m
- No inset off the flanking site boundary**
ANS:
 In regards the first floor proposal no inset from the boundary of 2m has been included, the rationale for this can be determined from the sun study which shows no shadows cast to the neighbouring in the existing and proposed situations. Also please refer to planning reference of SD08/0155 where a similar situation has been deemed acceptable to have no flanking to the site boundary. The eaves height on the flanking site boundary has been kept to 2.5m so as to reduce the impact on the neighbouring dwelling.
- Overbearing impact on the flanking dwelling.**
ANS:
 The overbearing impact has been restricted as outlined above and summarized below
 1. The first floor extension has been restricted to 17.6m².
 2. The first floor extension cast no shadows to neighbouring dwellings as can be determined by the sun study.
 3. A low eaves / parapet detail to the neighboring dwelling to reduce any impact on the neighbouring dwelling.
 4. Light coloured render to proposed development to match aesthetic of existing terraced dwellings
- Private amenity spaces of the existing dwelling to meet the minimum requirements**
ANS:
 As per table 11.20: Minimum Space Standards of the South Dublin County Development Plan 2016 - 2022

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

The proposed development has 4 no. bedrooms with a internal floor area of 139m² which exceeds the minimum setout above in table 11.20. of 110m²
 The proposed development has private open space of 108m² which exceeds the minimum setout above in table 11.20 of 70m²
- Proposed extension to the front of the dwelling.**
ANS:
 Please refer to the planning reference SD0913/0464 and SD0913/0465 where a similar situation has been deemed acceptable.

LEGEND

- INDICATES EXISTING DWELLINGS
- INDICATES EXTENT OF PROPOSED PLANNING APPLICATION
- INDICATES OUTLINE OF BOUNDARY TO WHICH APPLICATION RELATES
- INDICATES OUTLINE OF BOUNDARY TO WHICH OWNERSHIP RELATES
- FOUL WATER DRAINAGE
- SURFACE WATER DRAINAGE

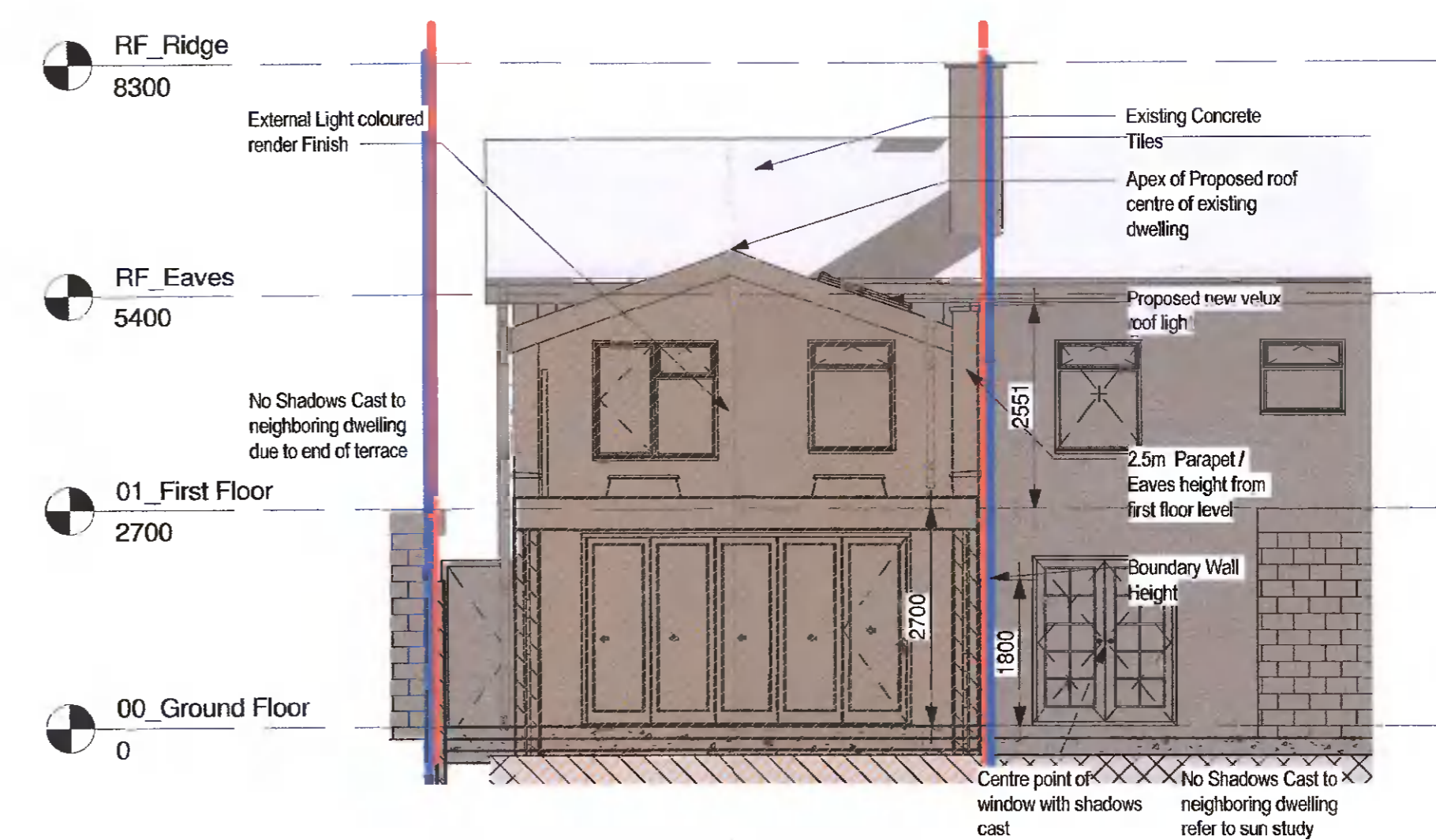
Area Breakdown - Proposed Planning Application

Private Open Space

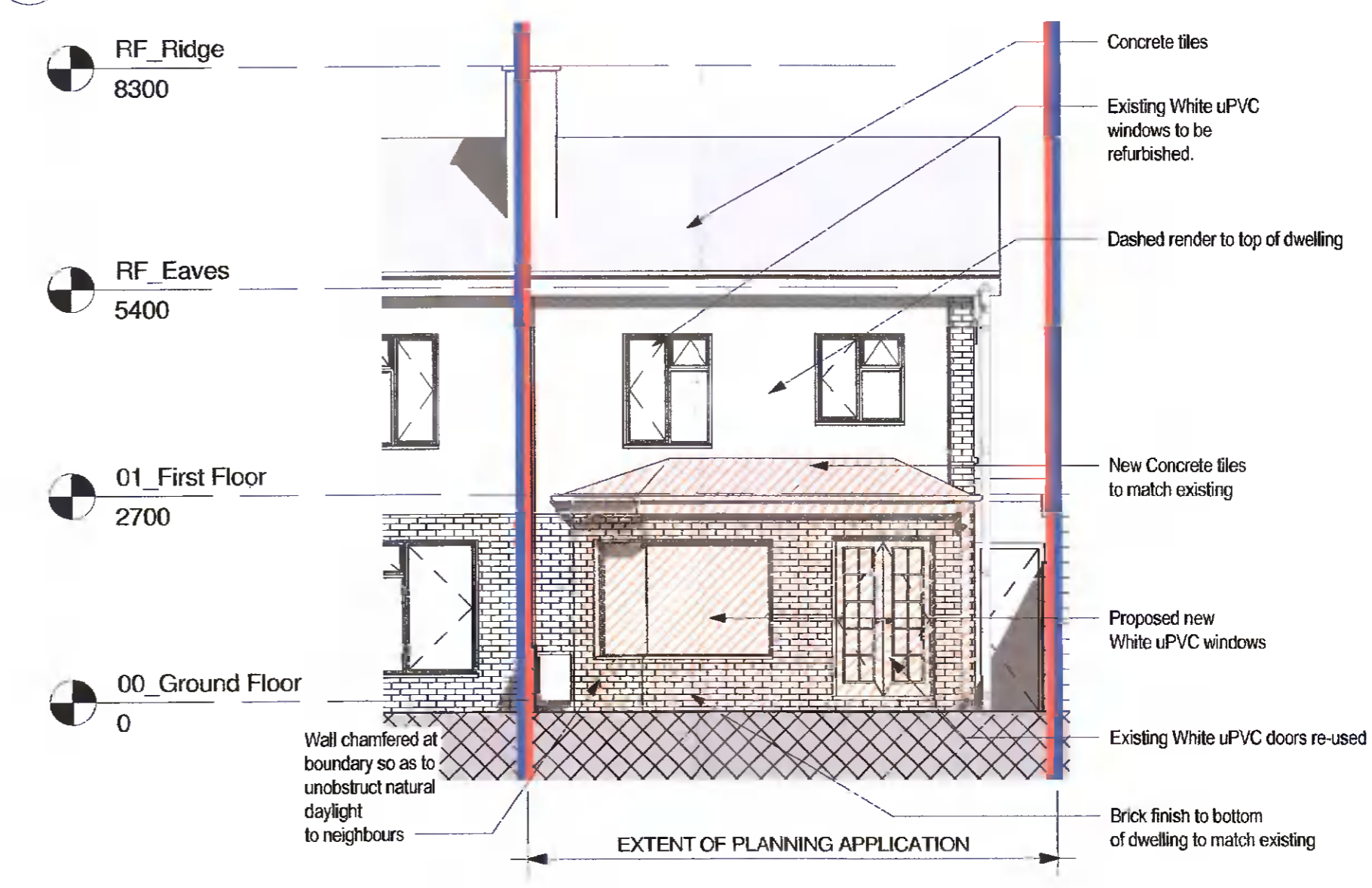
Front Garden	= 48m ²
Rear Garden	= 60m ²
Total	= 108m²

Internal Floor Area

Ground Floor	= 80m ²
First Floor Area	= 59m ²
Total	= 139m²



3 ZZ_Proposed Front Planning Compliance
1 : 75



5 ZZ_Proposed Rear Planning Compliance
1 : 75

ORDNANCE SURVEY REFERENCE

701714,734612	701947, 734612
701714, 734440	701947, 734440

ITM CENTRE CO-ORDINATES

701831	734526
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DRAWING'S PREPARED BY:
 IAN MITCHELL ON BEHALF OF DANIELLE AND ANDREW MURPHY

No:	BY:	REVISION:	DATE:
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STAGE:
 PLANNING

CLIENT:
 Danielle and Andrew Murphy

PROJECT:
 51 Airlie Heights, Lucan

DRAWING:
 Planning Regulations - Compliance

DRAWN: I.MITCHELL	CHECKED: Checker	DATE: 04/01/20
SCALE: As indicated	PROJECT: 0002	REV: P2
DRAWING: 0002-IM-00-ZZ-DR-P-P107		