

10th February 2022

The Principle Officer
Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24

RE: CNOC MUIRE, FRIARSTOWN LOWER, BOHERNABREENA, CO. DUBLIN, D24W732 – PLANNING APPLICATION

Dear Sir/Madam,

I wish to apply for planning permission on behalf of Lynne McKeon and Seamus Foley for a development at Cnoc Mhuire, Friarstown Lower, Bohernabreena, Co. Dublin, D24W732, comprising of;

A proposed new two storey extension to rear of existing dwelling comprising 49sqm additional floor area at ground floor and 22.5sqm additional floor area at first floor, including the introduction of a family flat of 90sqm floor area within the footprint of the existing dwelling and associated internal alterations. Introduction of a new porch at existing main entrance door and new rooflight on existing pitched roof. Upgrade of existing drainage including replacement of existing septic tank.

Proposed extension design:

The site and existing house is located in zone HA-DM, to protect and enhance the outstanding natural character of the Dublin Mountains area, and is identified on schedule 4 of the South Dublin County Council Development Plan 2016-2022 as an area where development is open to consideration. The proposed new two storey rear extension has been designed in line with the guidance set out in section 2.5.8 Rural House and Extension design and Policy 27 of the current Development Plan 2016-2022 and with reference to the South Dublin County Council 'House Extension Design Guide', and involves the introduction of a new kitchen, dining and living space at ground floor and a new bedroom and en suite at first floor.

The works will involve part removal of the existing rear wall and rear section of pitched roof including internal alterations to allow for the introduction of the new extension. Currently the floor to ceiling height at first floor to the south section of the house is 2.34m and below the recommended minimum height of 2.4m for habitable rooms. The proposal involves the provision for new accommodation at first floor which meets the minimum floor to ceiling height requirement by the introduction of a new flat roof extension which will not exceed the existing ridge height and thus will not be visible to the front elevation.

The new extension is compact in design and sited in the area of the existing hard landscaping within the set back of the rear elevation allowing for the existing return of the dwelling and perimeter mature evergreen planting to minimise any visual impact from the surrounding area. The proposed first floor extension is stepped back from the ground floor extension to further minimise any visual impact on the landscape.

A painted sand and cement render finish is proposed to the ground floor extension facade to harmonise with the existing painted render finish of the house. The first floor extension will be clad in a standing seam zinc cladding which as a roofing material will integrate with the existing tiled pitched roof whilst making reference to the vernacular of metal cladding on barn structures in the area.

A new open porch at the existing main entrance door of the house is proposed, and comprising a simple perimeter frame finished in a zinc metal cladding.

It is proposed to introduce a renewable source of energy serving the proposed extended dwelling, by the installation of a new solar panel system. In addition, it is proposed to upgrade the insulation of the existing dwelling to achieve an improved BER rating. As part of the works, it is intended to upgrade the existing foul drainage system including the replacement of the existing septic tank in compliance with the latest EPA code of practice for wastewater treatment systems serving single houses and as detailed on the enclosed site characterisation report and product information document.

Proposed family flat:

It is proposed to introduce a new family flat within the footprint of the existing house which has been designed in accordance with the requirements as set out in South Dublin County Council family flat pre-planning guidance and in line with section 2.4.2 Family Flats and policy H19 of the current Development Plan 2016-2022, including the design criteria outlined in Chapter 11, 11.3.3, of the Development Plan.

The applicant's parents, Mr. and Mrs. McKeon, own and reside in the property however they are mindful of their progression into old age. Their daughter and her fiancée, the applicant, do not own their own property and are not in a position to purchase their own home due to the current housing crisis. The applicant also resides in the dwelling and due to overcrowding there is a genuine need and urgency for independent accommodation for the applicant who welcomed their first baby in January 2022. The applicant's parents are looking to accommodate them in a sustainable manner by the introduction of a new family flat and the extension of the existing dwelling, with the intention that their daughter will care for them in the future.

The one bedroom family flat will be directly accessible from the main dwelling with access provided by means of the existing main entrance door and proposed new shared entrance hallway. The overall floor area of the family flat will comprise of 90sqm which is 43% of the floor area of the existing house (208sqm) and thus does not exceed the criteria of 50% of the floor area of the main dwelling.

An application for a pre-planning consultation was submitted to the Planning Authority on 18th November 2021 however a response has not yet been received.

I enclose herewith the following documentation in support of this application:

1. Completed planning application form.
2. Copy of newspaper advertisement from the Irish Daily Mail dated 9th February 2022.
3. Copy of site notice dated 10th February 2022.
4. Planning fee in the amount of €34.
5. Letter of consent from the property owners, Mr. and Mrs. McKeon.
6. Site characterisation report.
7. Soil infiltration test report.
8. Product information for proposed wastewater treatment system.
9. 6no. copies of drawings as outlined below;

- 2101-PA-P001	Proposed ground floor, first floor and roof plan	scale 1:100 at A1
- 2101-PA-P002	Existing ground floor, first floor and roof plan	scale 1:100 at A1
- 2101-PA-P003	Proposed site location map	scale 1:500 at A3
- 2101-PA-P004	Ordnance Survey Map	scale 1:2,500 at A3
- 2101-PA-E001	Proposed elevations and section B	scale 1:100/200 at A1
- 2101-PA-E002	Existing elevations and section A	scale 1:100/200 at A1
- 001	Proposed extension drainage	scale 1:100 at A2

Yours sincerely,



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Encis.

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