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SCHEDULE OF INFORMATION

PLANNING PERMISSION SOUGHT FOR

(1) THE DEMOLITION OF THE EXISTING SHED/GARAGE BUILDING TO THE REAR OF THE EXISTING DWELLING (2) THE CONSTRUCTION OF 2NO. 2 BEDROOM 3 PERSON DETACHED TWO STOREY PITCHED ROOF MEWS DWELLINGS WITH A SINGLE STOREY FLAT ROOF REAR PROJECTION, LOCATED TO THE REAR OF THE EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE. (3) THE VEHICULAR ENTRANCE IS OFF BRIDESWELL LANE (4) CONNECTION TO ALL PUBLIC SERVICES, AND (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT

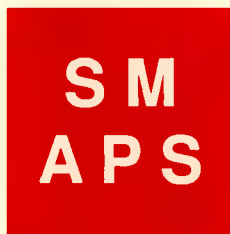
AT

104 BOOT ROAD, CLONDALKIN, DUBLIN 22, D22 K7N8

FOR

JOHN DUNNE

DRG NO	DRAWING TITLE	ISSUE DATE	
		11/02/22	
441 / 101	HOUSE PLANS, ELEVATIONS AND SECTION SCALE 1 TO 100 @ A1 SIZE	√ x 6	
441 / 102	HOUSE ELEVATIONS SCALE 1 TO 100 @ A1 SIZE	√ x 6	
441 / 103	SITE PLAN AS EXISTING SCALE 1 TO 100 @ A1 SIZE	√ x 6	
441 / 104	SITE PLAN AS PROPOSED SCALE 1 TO 100 @ A1 SIZE	√ x 6	
441 / 105	OS PLAN SCALE 1 TO 1000 @ A4 SIZE	√ x 6	
441 / 201	ORDNANCE SURVEY LOCATION PLAN AS PROPOSED SCALE 1 TO 500 @ A1 SIZE		
	Covering letter (as in excess of 3 pages)	√ x 6	
	The completed planning application form.	√ x 1	
	Cheque in the sum of € 130.00	√ x 1	
	The original newspaper advert - dated Thursday 11 th February 2022.	√ x 1	
	1 copy of the site notice - dated Thursday 11 th February 2022.	√ x 1	
	1 copy of the receipt for the digital planning pack copyright, for the site location plan.	√ x 1	
	1 copy of the submission documents for a Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000.	√ x 1	



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11th February 2022

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Dear Sirs

PLANNING PERMISSION SOUGHT FOR
(1) THE DEMOLITION OF THE EXISTING SHED/GARAGE BUILDING TO THE REAR OF THE EXISTING DWELLING (2) THE CONSTRUCTION OF 2NO. 2 BEDROOM 3 PERSON DETACHED TWO STOREY PITCHED ROOF MEWS DWELLINGS WITH A SINGLE STOREY FLAT ROOF REAR PROJECTION, LOCATED TO THE REAR OF THE EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE. (3) THE VEHICULAR ENTRANCE IS OFF BRIDESWELL LANE (4) CONNECTION TO ALL PUBLIC SERVICES, AND (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT
AT
104 BOOT ROAD, CLONDALKIN, DUBLIN 22, D22 K7N8
FOR
JOHN DUNNE

Please find enclosed the following documentation in respect of the above Planning Application.

- The completed Planning Application form.
- Cheque in the sum of €130.00.
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Friday 11th February 2022.
- 1 copy of the site notice - dated Friday 11th February 2022.
- 1 copy of the receipt for the digital planning pack copyright, for the site location plan.
- 1 copy of the submission documents for a Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000.

LAND USE ZONING

As per the current South Dublin County Council Development Plan 2016 – 2022.

The subject development site is zoned A.
'to protect and/or improve residential amenity'.

A development of this type is compatible with the site zoning, and does not impact on residential and visual amenity

PREVIOUS PLANNING – SUBJECT SITE NO 104

A previous Planning Application for a similar development was approved by the Local Authority.

Planning Application details:

Planning Application Reference: SD19A/0131

Location: 104 Boot Road. Clondalkin. Dublin 22.

Proposed Development: Demolition of shed buildings; construction of a 2 storey, 2 bedroom detached dwelling with attic conversion with dormer window within rear roof slope within the side garden of the existing house; vehicular entrance off Boot Road is as existing; connection to all public services; all necessary ancillary site development works.

Date Received: 17-04-2019.

Decision Date: 11-06-2019.

Decision: Grant Permission.

Final Grant Date: 19-07-2019.

The proposed new dwelling house for which this Planning Application refers, follows the shape and form of the previous approved dwelling house (SD19A/0131).

OTHER PLANNING – GRANTED

NO 99 BOOT ROAD

A previous Planning Application for a similar development at 99 Boot Road. Clondalkin, Dublin 22, was approved by An Bord Pleanála.

There were no Third Party Observations to this Planning Application.

Planning Application details:

Planning Application Reference: SD19A/0385

Proposed Development: Conversion of an existing single storey structure into a two bed mews dwelling with one reception room; kitchen/dining area; bathroom; rear garden with all associated site works; existing structure will be given a new pitched roof; parking will utilise the existing three spaces off Brideswell Lane.

Date Received: 11-12-2019.

Decision Date: 12-02-2020.

Decision: Refuse Permission.

This decision was appealed to An Bord Pleanála by the applicant.

An Bord Pleanála Reference: ABP-306855-20

Decision Date of An Bord Pleanála: 31-07-2020 to Grant Permission.

This approved development is the precedent for which this Planning Application for a similar development refers.

The approved Planning Application for no 99 was the first to be approved, to redevelop the rear gardens

for residential purposes.

The future development potential of the rear gardens in the area served by the laneway is evident.

The above comments are all relevant with regards this Planning Application, which seeks to provide residential development on un-developed serviced lands within a residential environment, in the vicinity of no 99.

OTHER PLANNING – DECISION PENDING

NO 97 BOOT ROAD

A Planning Application for residential development within the rear garden of no 97 Boot Road, is running concurrently with the Planning Application for residential development within the rear garden of no 104 Boot Road.

Planning Permission is sought for (at no 97):

The construction of 1no. 2 bedroom 3 person detached single storey pitched roof mews dwelling with attic conversion, and a single storey flat roof rear projection located to the rear of the existing dwelling and fronting onto Brideswell Lane.

These 2no Planning Applications, are a coordinated approach to provide residential development on other lands in the vicinity of no 99, and will aim to fulfil the development potential of the un-developed serviced lands within a residential environment in the vicinity along the laneway.

A total of 4no houses would be constructed facing onto Brideswell Lane.

These 2no Planning Applications (no 99 and no 104) are likely begin a process of consolidating the residential amenity of area.

Refer to attached drawing 441-200, which indicates the previous approved residential properties and the proposed residential properties, within the rear gardens facing onto Brideswell Lane.

SITE LOCATION

The site for which this Planning Application refers is formed from part of the rear garden of 104 Boot Road, Clondalkin, Dublin 22, D22 K7N8.

The Site is as per Folio DN13624 and DN88812F.

EXISTING SITE AREA

104 Boot Road, Clondalkin, Dublin 22, D22 K7N8	852 m2
TOTAL	852 m2

PROPOSED SITE AREA

104 Boot Road, Clondalkin, Dublin 22, D22 K7N8 (*)	338 m2
2no. 2 bedroom 3 person detached two storey pitched roof mews dwellings with a single storey flat roof rear projection, located to the rear of the existing	514 m2
	262 m2 – House 1

dwelling and fronting onto Brideswell Lane.	252 m ² – House 2
TOTAL	852 m²

(*) This includes the existing house and the new house as per Planning Ref: SD19A/0131.

Existing house site area = 138 m².

New house as per Planning Ref: SD19A/0131 site area = 200 m²

The subject site is located in the established residential area of Boot Road in Clondalkin, Dublin 22.

This area is made up of mostly two storey dwellings in terraces of four with long rear gardens.

The subject site is well located in close proximity to and well served by public bus routes.

The subject site is easily accessible by car, bicycle and foot.

The centre of Clondalkin village which has services that fulfil occasional and day to day needs, is within walking distance from the subject site.

The subject site is accessed by the laneway to the rear known as Brideswell Lane.

The laneway is a cul de sac and is maintained by the Local Authority.

There is no direct pedestrian access from the subject site to Fonthill Road or the petrol station.

PROPOSED DEVELOPMENT

The proposed development for which this Planning Application refers is;

- (1) The demolition of the existing shed/garage building to the rear of the existing dwelling
- (2) The construction of 2no. 2 bedroom 3 person detached two storey pitched roof mews dwellings with a single storey flat roof rear projection, located to the rear of the existing dwelling and fronting onto Brideswell Lane.
- (3) The vehicular entrance is off Brideswell Lane
- (4) Connection to all public services, and
- (5) All necessary ancillary site development works to facilitate this development

(1) The demolition of the existing shed/garage building to the rear of the existing dwelling

(2) The construction of 2no. 2 bedroom 3 person detached two storey pitched roof mews dwellings with a single storey flat roof rear projection, located to the rear of the existing dwelling and fronting onto Brideswell Lane.

SCHEDULE OF AREAS

The new house is an own door unit, with floor area of 93.00m².

DWELLING SIZE

House type	Ground floor (m ²)	First floor (m ²)	Attic floor (m ²)	Total Floor area (m ²)
2 bed / 3 person	55.00	38.00		93.00 min 70m ²

The stated minimum figure is from the document Quality Housing for Sustainable Communities

DWELLING SIZES – INTERNAL

House type	Total Floor area (m2)	Living/ Dining (m2)	Kitchen (m2)	Bed 1 (m2)	Bed 2 (m2)
2 bed / 3 person	93.00 min 70m2	39.00 (1)	(1)	13.78 (2)	8.87 (2)

(1) The aggregate Living area is 359.00m2 (min 28m2).

(2) The aggregate Bedroom area is 22.65m2 (min 20m2).

The width of the Living Room is 3.7<>6.1m (recommended min width is 3.6m).

The width of the double bedroom is 3.8m (recommended min width is 2.8m).

The width of the single bedroom is 2.4m (recommended min width is 2.1m).

The stated minimum figure is from the document Quality Housing for Sustainable Communities.

Storage space (3m2) is provided.

The new house provides for generous open plan living accommodation at ground floor level.

The ground floor layout provides for dual aspect front to back viewing from the Living Area.

The proposed new dwelling house for which this Planning Application refers, follows the shape and form of the previous approved dwelling house (SD19A/0131).

The new house is designed to avoid overlooking of adjacent houses.

No part of the proposed new dwelling house encroaches or oversails the adjoining property boundaries.

DEVELOPMENT STANDARDS

A separation distance of c. 18.3 metres is provided between the opposing first floor windows of the existing house and the proposed new dwelling house.

This is acceptable as the proposed new house is a single aspect house, and has no windows to habitable rooms (bedrooms) to the rear elevation.

Any windows at first floor level within the rear elevation are to bathroom / landing only.

These windows will have obscure glass within.

We submit that the new house takes full regard to:

- Size, design, layout, relationship with existing dwelling and immediately adjacent properties.
- Impact on the amenities of neighbouring residents.
- The roof profile of adjoining dwellings.
- The character of adjacent dwellings.

PRIVATE OPEN SPACE

The minimum open space provision (located behind the front building line of the house) for dwelling houses are:

Private rear gardens of minimum area of 55m2 for 2 bed houses, are required.

Private rear gardens of minimum area of 60m2 for 3 bed houses, are required.

104 Boot Road, Clondalkin, Dublin 22, D22 K7N8	This includes the existing house and the new house as per Planning Ref: SD19A/0131. Existing house open space area as approved = c.60 m2. New house as per Planning Ref: SD19A/0131 open space area as approved = c.70 m2
2no. 2 bedroom 3 person detached two storey pitched roof mews dwellings with a single storey flat roof rear projection, located to the rear of the existing dwelling and fronting onto Brideswell Lane	HOUSE 1 < 80 m2 (min 55 sq m) HOUSE 2 < 88 m2 (min 55 sq m)

All open space is in excess of the required minimum standards

All private open space is provided in the form of rear gardens, located to the rear of the houses.

The size and shape of the private rear gardens, does not provide for poor residential amenity for the proposed residents.

The proposed new dwelling house provides for direct access and visual connection between the ground floor living area and their associated rear gardens.

MATERIALS

The finished materials used in the construction of the new house, will match the existing house and surrounding houses.

To include render, a blue/black roof covering and UPVC windows and soffit.

REFUSE STORAGE

The side access to the existing house and new house allows for their refuse bins to be stored in their private rear gardens.

SITE COVERAGE

The site coverage for each individual house as a percentage is;

House 1

Gross ground floor area of the new house	<u>55 m2</u>
Overall site area	262 m2

The proposed site coverage off the new dwelling house is c.21%.

House 2

Gross ground floor area of the new house	<u>55 m2</u>
Overall site area	252 m2

The proposed site coverage off the new dwelling house is c.22%.

ACCESS FOR ALL

The proposed development will ensure that the buildings are accessible and usable by everyone, including the aged, people with disabilities and people with children.

(3) The vehicular entrance is off Brideswell Lane.

Parking for 2 cars is provided within the curtilage of each new house.

The vehicular entrance, is off Brideswell Lane.

Parking for the existing house and the new house as per Planning Ref: SD19A/0131, are as existing and approved.

(4) Connection to all public services.

(5) All necessary ancillary site development works to facilitate this development

FOUL DRAINAGE

We have received from the Local Authority drainage maps for the area, which indicates that the development site is crossed by an existing public foul drain and storm water public drain.

We confirm that all no new buildings are within 3 metres from these public drains.

New below ground foul drains to connect to existing foul drainage system
Aj at pipe junctions and change in angle of pipe route

SURFACE WATER DRAINAGE

New below ground surface water drains from the rwps will connect to new soakaway crate(s) via a silt trap.

Minimum separating distances of 5m from the proposed dwelling and 3m from the boundaries for the soakaway crates will be achieved.

Aj at pipe junctions and change in angle of pipe route

All paving around the new building will be constructed as permeable paving.

SOCIAL AND AFFORDABLE HOUSING

From the Planning Application form

Q. 16 – Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies.	NO
If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000 ⁹ (as amended), details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.	

We submit that as this Planning Application is for 1 (one) house only.

An application for a Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000, has been applied for, but has not yet been decided, a copy of the submitted application is attached.

CONCLUSION

- The proposed development will not injure the amenities of the area, give rise to traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.
- The proposed development is compatible with the overall residential function of the area.
- The proposed development will not create an overlooking issue of the opposing properties.
- The proposed development will not have a negative impact on the existing streetscape.
- The design of the proposed development takes full regard of the adjoining properties, and does not have any effect on their access to daylight and sunlight, or their privacy.
- The new house will be finished in materials to match the adjacent houses.

The objectives of the development are as follows:

- To provide for the provision of a sustainable future community in this area.
- To ensure that the development addresses, and relates to, the adjoining properties.
- To provide buildings that are of the highest design standards, and reflects the form and materials of the area, to achieve a development of high quality residential accommodation.
- To provide a clearly identifiable strong external image to the development when viewed across adjacent land.
- To provide buildings which use quality materials and finishes to provide a lasting quality development.

This proposed development makes the most use of un-developed serviced lands within a residential environment.

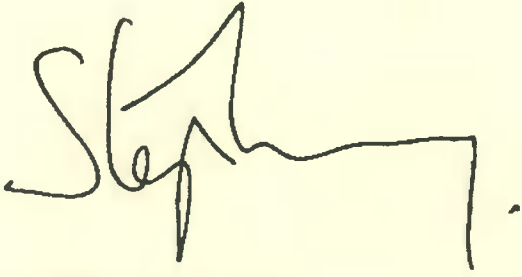
These 2no Planning Applications, (no 99 and no 104) are a coordinated approach to provide residential development on other lands in the vicinity of no 99, and will aim to fulfil the development potential of the un-developed serviced lands within a residential environment in the vicinity along the laneway.

These 2no Planning Applications (no 99 and no 104) are likely begin a process of consolidating the residential amenity of area.

The character of the laneway would be improved by the proposed development(s), and would not have a negative visual impact on existing or future residential amenity in the area

We look forward to hearing from yourselves at your earliest convenience, with your favourable decision.

Regards

A handwritten signature in black ink, appearing to read "Stephen", with a long horizontal stroke extending to the right and ending in a small hook.

STEPHEN MASON (AGENT)
ON BEHALF OF
JOHN DUNNE (APPLICANT)