



3rd March 2022

ADDITIONAL INFORMATION – NO. 10 IDRONE PARK, DUBLIN 16

Register Reference: SD21B/0393

- 1. It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the proposed dormer projection is not appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling, or an appropriate distance from the neighbouring property of No.12. The applicant is requested to submit a revised design by way of additional information to address this policy of the CDP, and ensure the dormer is positioned a minimum of 100mm below the ridge line of the existing dwelling, and a minimum of 0.5m (preferably more) from the adjacent properties.*

While our client appreciates the purpose of local council policy in relation to ridge height, there has been identical precedent's set by at least two properties along the same streetscape of No. 10 Idrone Park.

The dwelling at No. **4 Idrone Park** (REG REF. SD04B/0378) has adapted the roof in similar style to our proposal and includes 2 no. roof windows facing the street. The is a roof increase of 600mm above ridge height and our proposal is less at 375mm.

Additionally, the dwelling at No. **28 Idrone Park** has a similar ridge increase to accommodate habitable spaces in the 1st floor level of the same house type and similar dormer addition.

Our proposal enables the young family owners to provide additional bedroom space for their growing family within this single storey dwelling. The rational for the ridge height is to accommodate habitable room standards for a 2.4m ceiling height. This also allows the private garden size to remain useable for the young growing family.

Our design has stepped in the dormer to 500mm as suggested from the adjoining dwelling. However, a reduction in the ridge height would cause the loss of habitable bedroom space for the young family owners of the property.

In addition, the opposing northern houses are 2 x rows of two-storey pitched roof homes, running from No.1A to No. 31 along the northern side of Idrone Park. This brings a varying roof language & higher ridge level to the existing streetscape.

Also, the southern side of the proposed dormer faces onto a public park at Knocklyon Grove, therefore impact to this side is extremely minimal.

"The site is located in an area with zoning objective 'RES', 'To protect and / or improve Residential Amenity'."

In the context of a housing shortage and to improve Residential Amenity, we ask you to consider our proposal, the neighbouring precedents and the entire lack of neighbouring observations to the proposal.

Yours Sincerely,

Jonathan Reinhardt

Chartered Architectural Technologist

MCIAT, MSc. BIM, BSc. (Hons) Arch. Tech.

SHD Consulting Engineers LTD

Director B.Kelly MEng, BEngTech, CEng, MIEI. Registered No. 624913. VAT No. 3642948FH

Nutgrove Enterprise Park, Rathfarnham, Dublin 14

Email: Info@SHDeng.ie