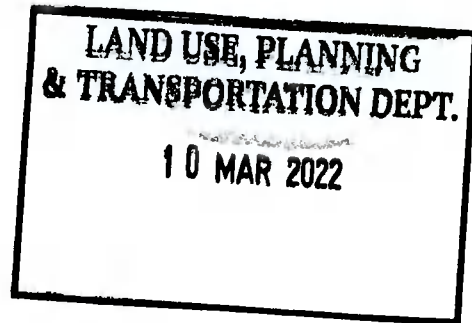


Planning Department,  
South Dublin County Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24



8<sup>th</sup> March 2022

Ref: 1470/4.1/22.03.08

**Re: Planning Reg Ref: SD21A/0259  
1, Beverly Drive, Scholarstown Rd, Dublin 16  
RESPONSE TO REQUEST FOR CLARIFICATION OF ADDITIONAL INFORMATION**

Dear Sir/ Madam,

We refer to the Request for Clarification of Additional Information in respect of the above application, issued 21<sup>st</sup> February 2022.

We would respond to the items in the Clarification of Additional Information request as follows;

*1. In relation to Additional Information Item 2 the Planning Authority still has concerns on the proposed height of the dwelling. The proposed dwelling would currently sit approx. 0.87m higher than the existing neighbouring dwelling to the west. Given the location of the dwelling on a corner site, where the adjoining road slopes up, it would be highly visible. So the proposed difference in height would be visually obvious and would appear out of scale. The applicant is requested to submit a revised proposal showing that the dwelling has further been reduced in overall height to better integrate with existing dwellings along Beverly Drive to the west.*

In response to the Clarification of AI request, the design has been revised to incorporate a further reduction in overall height of 200mm.

This will result in the eaves height of the proposed new house being just 320mm higher than the eaves of the neighbouring houses on Beverley Drive. This is almost exactly the same as the eaves level of the existing house on the site.

In addition, the top of the projecting bay window element of the new house will be at the same level as the eaves of the adjoining houses, which will help to visually integrate the new house with its neighbours.

In relation to overall building height and massing of the design, we would reiterate the following from the Architects Report, submitted with the original application, in support of the case for a slightly greater building height on this corner site;

"The main design intentions in terms of the urban form and massing are;

- to form a visual "book end" or full stop to the streetscape of estate houses
- introduce the two-storey bay window on the front elevation to change the emphasis of the street frontage from horizontal to vertical
- use of the ..... increased height, to form a strong corner block, which is different from the row houses beyond
- to create a distinctive gateway to the estate"

We would also reference South Dublin County Development Plan 2016-2022 Housing Policy H9 – Residential Building Height, Objective 1 –

*"To encourage varied building heights in new residential developments to support compact urban form, sense of place, urban legibility and visual diversity."*

The proposed development supports compact urban form and greater densification of the existing residential area, as it incorporates three stories. Any further reduction to the proposed building height would result in the new second floor having insufficient ceiling height and therefore would significantly reduce the floor area of the new house.

In summary, we believe that the amendments made to the height of the proposed design satisfactorily address the concerns of the Planning Authority, whilst still embodying sustainable design principles by virtue of a higher density layout and compact form.

Please find enclosed six copies of the revised drawings as listed below, in response to the Clarification of Further Information request.

I trust that the above documentation is in order. If you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Nickels', with a horizontal line underneath the name.

Peter Nickels

Enc    Architectural drawing issue sheet  
       Revised architectural drawings

Cc David Renwick

**Drawing Issue Sheet**

Project Name: 1, Beverly Drive, Scholarstown Rd, Dublin 16

Project No: 1470

Drawing Stage: <b>PLANNING</b>		Day	16	19	08															
		Month	09	01	03															
		Year	21	22	22															
Drg. No	Drawing title	Scale	Issue Date																	
1470/PP/001	Site Location Plan	1:1000	•																	
1470/PP/002	Existing Site Plan	1:200	•	A																
1470/PP/003	Existing Ground Floor Plan	1:100	•	A																
1470/PP/004	Existing First Floor & Roof Plans	1:100	•																	
1470/PP/005	Existing Sections	1:100	•																	
1470/PP/006	Existing Elevations	1:100	•																	
1470/PP/007	Proposed Site Plan	1:200	•	A																
1470/PP/008	Proposed Ground Floor Plan	1:100	•	A	B															
1470/PP/009	Proposed First, Second & Roof Plans	1:100	•	A	B															
1470/PP/010	Proposed Sections	1:100	•	A	B															
1470/PP/011	Proposed Sections	1:100	•	A	B															
1470/PP/012	Proposed Elevations	1:100	•	A	B															
1470/PP/013	Proposed Elevations	1:100	•	A	B															
1470/PP/014	Proposed Elevations	1:100	•	A	B															
1470/PP/015	Contiguous Elevations	1:200	•	A	B															
1470/PP/016	Contiguous Elevations	1:200	•	A	B															
1470/PP/017	Contiguous Elevations	1:200	•	A	B															
1470/PP/018	Perspective views	NTS	•	A																
1470/PP/019	Perspective views	NTS	•	A																
1470/PP/020	Perspective views	NTS	•	A																

Distribution	No. of copies																			
Client - David Renwick	1+e	1+e	1+e																	
Planning Authority - South Dublin County Council	6	6	6																	

Note: P - Preliminary Issue e - electronic copy