



# SE Home Improvements

Planning Department,  
South Dublin County Council  
County Hall, Tallaght,  
Dublin 24, D24 YNN5

15<sup>th</sup> March 2022

**RE: Additional Information for SD21B/0437**

**32 The Dale, Kingswood Heights, Dublin 24, D24 W5TF**



To whom it concerns,

Please find attached Additional Information for SD21B/0437 as requested in PR/1298/21 on 30<sup>th</sup> September 2021.

The homeowner is hopeful that their design amendments will be suitable for successful planning permission application.

Their own personal response is below:

"We are conscious that South Dublin County Council has suggested a number of possible (re)design changes to our original planning permission application design.

As a family, we feel we have to put forward a design that we hope will function as best possible for us in the long term. Our main goal is to provide the best long-term space for our very young children, and also accommodate our own needs in a hybrid 'work-from-home' environment in the current-to-medium-term future.

Our location is also extremely important to us and our family, as we have our elderly parents living in Kingswood, along with childminder, children's schools and children's sporting activities all in close proximity. It would be devastating for us to have to sell our home and re-locate away from our neighbourhood now to allow us to expand.

In our original application design, we had primarily focussed on taking inspiration from developments in our local area which were previously granted planning permission; 18 Cedar Avenue (SD06A/0413) and 9 Cedar Avenue (SD20B/0031).

We have now revised our design by retaining the existing front façade glazing style in a new design (inspired by the County Council's response) but also taking inspiration from another nearby permission grant, in terms of the roofing design; 15 The Court (SD15B/0026).

We really hope that our proposal is suitable and appropriate and also follows, or aligns with, something the County Council favours. We look forward to hearing the County Council's response in the near future."



In this Additional Information submission, please find included new revisions of:

- 6x AI02 Site Layout Plan (Existing)
- 6x AI03 Site Layout Plan (Proposed)
- 6x AI04 Floor Plans (Existing)
- 6x AI05 Elevations (Existing)
- 6x AI06 Floor Plans (Proposed)
- 6x AI07 Elevations (Proposed)
- 6x AI08 Sections (Existing + Proposed)
- 6x AI09 Long Sections (Existing + Proposed)
- 6x AI10 Drainage Plans

Amendments within the drawings include those points suggested in the Council's previous response:

- North Point orientation
- Additional sectional information
- Additional annotations regarding first floor bedrooms

In terms of a SuDS implementation, the following elements are described in the revised drawings, and it is hoped they are considered acceptable additions for this residential extension proposal (with a relatively small site area)

- a rainwater harvesting/collection facility in the rear garden
- pervious pavement construction for the rear garden
- retention of grassed area within the rear garden

Consideration of a 'green roof' or 'blue roof' are not amenable to the pitched roof design.

I trust the application document set is in order and look forward to your future correspondence.

Many thanks in advance,

Agent: Stephen Ellis