

JEA

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your ref:

our ref:

date:
25th Feb 2022

Planning Department
South Dublin City Council
County Hall,
Belgard Square North,
Tallaght, Co. Dublin



Additional Information

Ref SD21B/0613

Proposal: Application for full planning permission consisting of proposed two storey extension to side, single storey extension to rear. Alterations to existing porch to front. Proposed 3 no. rooflights to the front and two new dormers to the rear with all ancillary works at 458 Orwell Park Green, Templeogue, Co. Dublin

Site Address: 458 Orwell Park Green, Templeogue, Co. Dublin.

Applicant: Tim Sparsis

To Whom it may concern

We wish to submit this additional information which addresses the 2 conditions raised. It includes the amendment of the proposed gable to be a Half Hipped Dutch gable as requested in condition 1 *"The planning Authority has concerns regarding the proposed design of the roof profile which is considered to be out of character with both the existing dwelling and those within the environs. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a "Dutch" half hipped roof"*

The second condition relates to the boundary wall proposed height increase. We have amended this to the preferred height of 2 metres and the front boundary to remain at 1.2 metres. 2)a The applicant is advised that the planning Authority has concerns in relation to raising of the height of the southern side and western boundaries to 2.4metres. The height is considered to be too high and revised drawings of wall heights limited to a maximum height of 2.0 metres are requested.

B) It is not fully clear if the increase in height also refers to the side boundary in front of the existing dwelling. The applicant is requested to clarify and advised that any wall in front of the main front building line should be limited to a maximum height of 1.2 metres in the interest of pedestrian safety, visual amenity and residential amenity.

We have revised the drawings to reflect that the side boundary after the building line is to be 1.2 metres high as requested.

Documentation

We have included the following documentation with this application,

1. 6 copies of this Additional Information Letter
2. 6 copies of JEAarchitecture Additional information Architectural drawings

We trust that the above meets with your approval, and we look forward to your valued response,

David Smith