



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

Re: Application: SD21B00526 - Response to request for Additional Information: Decision Order No. 1569, 07-Dec-2021.

Dear Sir/Madam,

In response to the above noted request for Additional Information (AD) iStruct Consulting Engineers have undertaken several Design Changes to address the issues identified and included those changes within the submitted design drawings and documents.

Please find attached Issue 2 of the drawing register and 6xA3 copies of each revised or new drawing as outlined in the register.

All drawings except for drawing 1.1, the Site Location Map, have been revised and four new drawings have been added: one relating to the existing property and three to the proposed development. This is summarised in the drawing register and all changes have been highlighted within the drawing with a blue cloud.

The roof extension is now proposed to project horizontally 300mm past the side wall of the house and to be fully-framed by a zinc-clad box-surround. The proposed works are now better described as a 2-storey rear extension with the new extension roof profile extending also along the existing house. As such the term 'dormer' no longer applies to the roof design.

The detail of the zinc-clad surround to the new extension at first floor level is to give a modern and contemporary stylish look to the finished result. The box out design is to facilitate a revised window layout.

Our response to each point raised by the Authority in the request for Additional Information is given below, using the same point-numbers as used in the original AD request document issued by the planning Authority; .

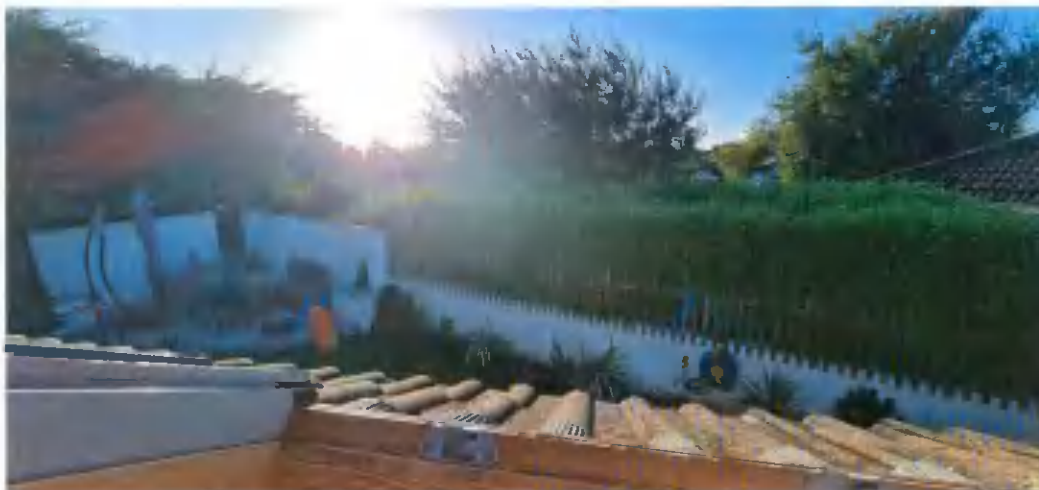
Item 1;

As stated above the design is no longer intended to be viewed as a dormer but as a comprehensive 2-storey extension with new roof design. Therefore the majority of the points raised regarding dormers do not apply.

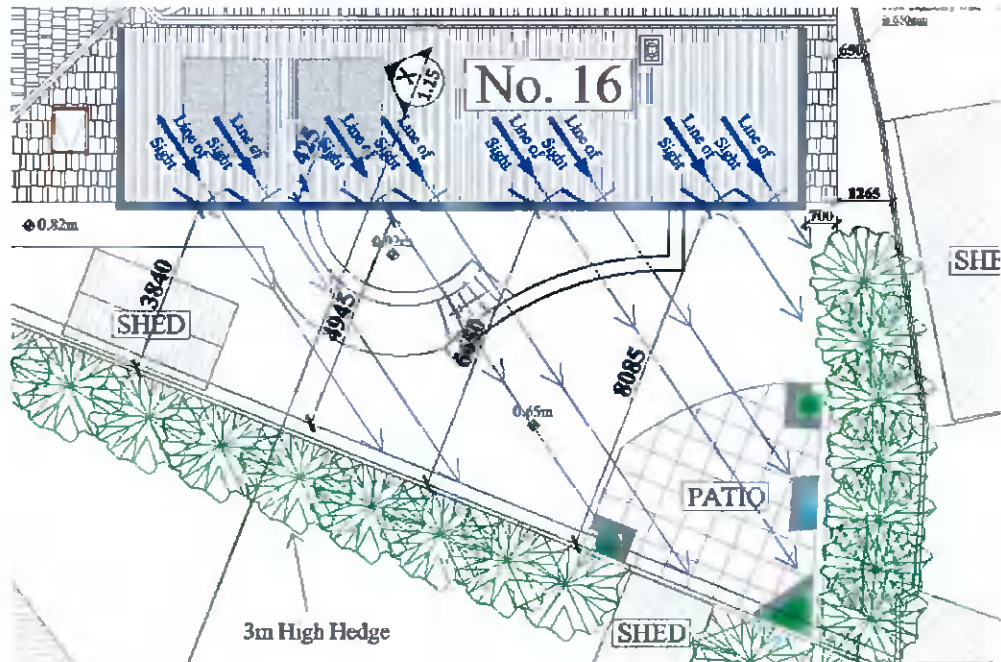
However, we wish to highlight that the highest point of the new roof will be no less than 100mm below the existing ridge (it will effectively tie into the existing roof beneath the existing ridge tiles). This was always the case in the design submitted but it is now noted clearly on the drawings.

We note that the new 2-storey roof profile is set back from the new rear gable (A-style gable) end so as to not be over-dominant from the rear and to allow the original roof profile still read through clearly (to the back garden of No. 268 Oakcourt Avenue).

With regards to the overlooking of the property to the southeast, no.17 Oakcourt Park, we once more include a photograph to highlight the fact that currently only very minimal overlooking into no. 17 is possible from the existing SE facing Velux windows due to the existing approximately 3m+ high hedge. The photo below shows the view from the higher floor level in the landing, i.e. the position from which most overlooking is possible.

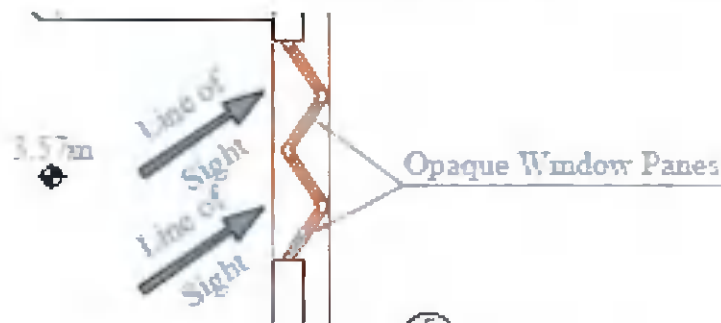


We also note that the distances from the proposed new SE facing first floor windows to the boundary with no. 17 are significantly greater than stated by the Authority in the AD. The actual distances (measured perpendicular to the boundary wall) are approximately 3.8m to 8.1m as opposed to just 1.5m to 4.7m as stated in the AD. This is clearly demonstrated in new drawing, *1.17 – Details of Distances to Boundaries*, an excerpt from which is included below.

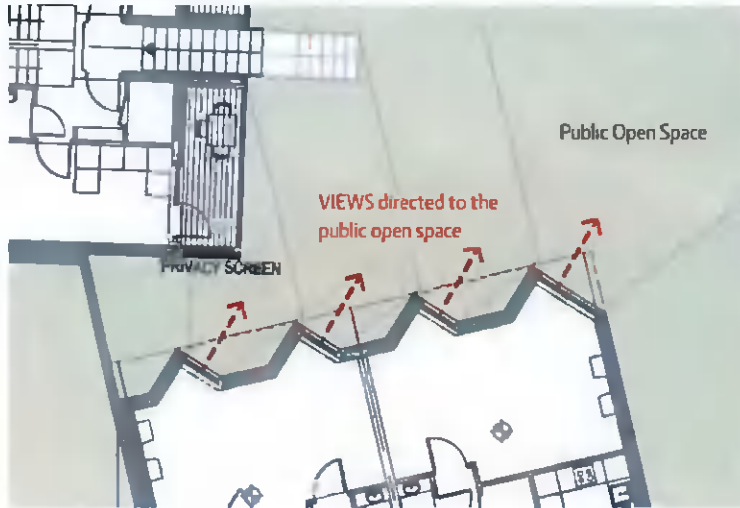


As the horizontal distances are significantly greater -any slight adverse impact on "Unnecessary Overlooking" caused by the proposed first floor windows now being located vertically in the new extension side wall of no. 16 is significantly sufficiently mitigated.

Nonetheless a redesign of the windows has been undertaken to further mitigate against potential unnecessary overlooking should the Authority deem it necessary. This is accomplished by altering the design and as a consequence the orientation of the leaves (panes) of the new windows being set at an angle, with each window having two opaque leaves which do not permit viewing through and two regular transparent clear glass leaves which do permit viewing through. However, the leaves which do facilitate viewing are angled to direct viewing towards the rear of the garden. See extract from drawing 1910-PG-1.10 of one of such windows below:



The angled window design with opaque panels is in line with the guidance outlined in the *Urban Design Manual (Part 2, Section 10, pg. 80)* and also that contained in SDCC's *House Extension Design Guide, 2021 (pg.14)*, the key pictorial examples from which are included below.



Example of angled windows used to avoid views into adjacent apartments



Example of angled window

In our proposal the clear glass leaves (panes) are angled so as to direct the occupant's view further to the rear, which lengthen the viewing distance to the boundary wall and thus reduce the occupant's vertical angle of overlooking.

It is still our contention that this approach is unnecessary as the current hedge provides sufficient mitigation to unnecessary overlooking. As the section in new drawing 191-PG-1.18 shows, overlooking from the new bedroom window closest to the boundary would be nigh on impossible if that window were a regular in-line window. It follows that potential overlooking from the two other bedrooms would be even further reduced.

However, in the interest of securing the planning permission and for the design to be abundantly cautious in complying with the development plan we have incorporated these angled solutions in the revised design.

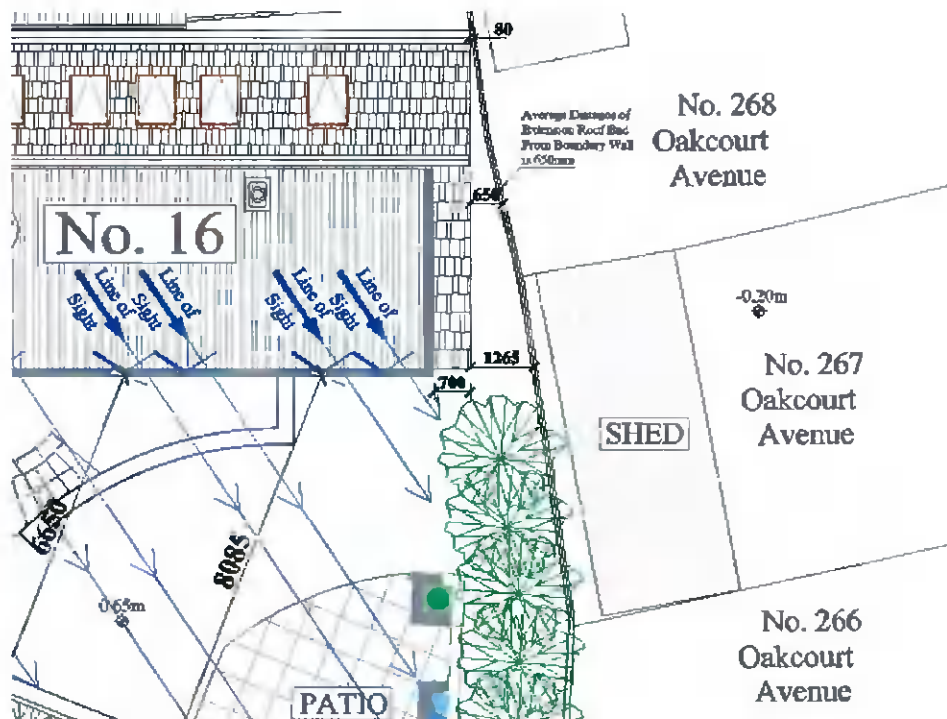
With regard to complying with council policy on domestic extensions we are guided by the following objective outlined in the Development Plan 2016-2022 H18 Objective 1:

'To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities.....'

Item 2:

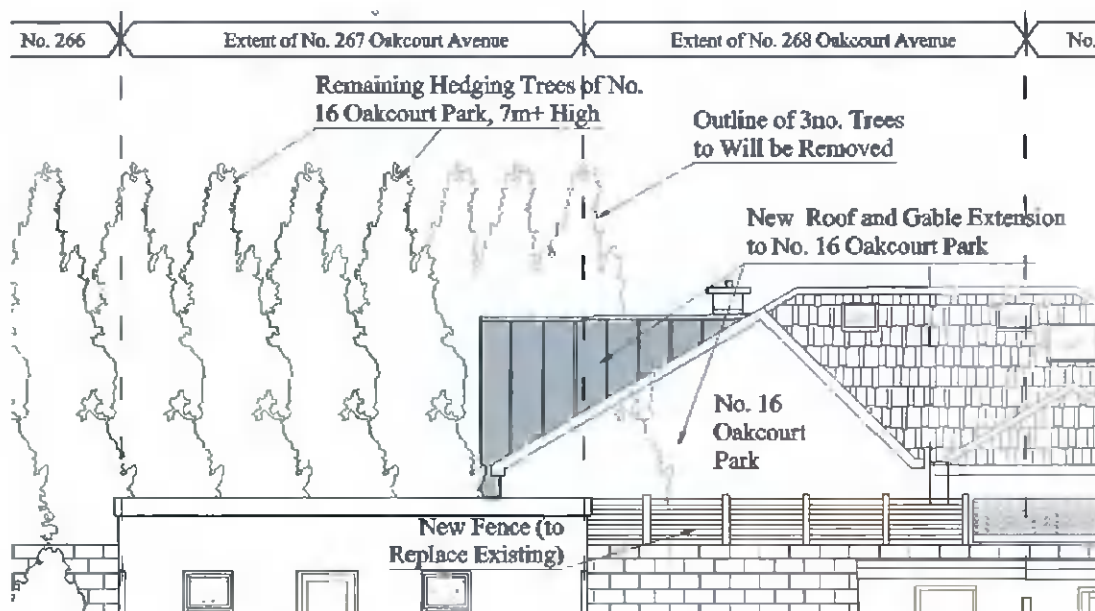
a) With regards to the proposed extension being "considered to be overbearing" on the property directly to the east of no. 16 Oakcourt Park, no. 268 Oakcourt Avenue, the applicants have spoken openly, collaboratively, and amicably with the owners to appraise them of the AD request. The owners have confirmed no objection to the proposal to extend the house close to the shared boundary wall. For their part they have requested some reasonable stipulations which the new design includes (or has always adhered to). This has been memorialised in a formal agreement signed by both the applicants and the owners of no. 268 Oakcourt Avenue. Please find enclosed a letter of agreement between both parties confirming that they have no issues with the proposed works if said conditions are met.

To further demonstrate the counter argument for not adjusting the extents of the rear boundary for the extension we wish to highlight that the new rear gable end is only very close to the rear boundary wall at one corner. Due to the relative angle of the boundary wall, on average the end of the new roof will be an average of approximately 650mm set back from the centre of the boundary wall, as demonstrated in drawing 1910-PG-1.17 – Details of Distances to Boundary shows (excerpt below) – which is already 2/3 of the required set back distance by the Authority.



The excerpt above also demonstrates that new 2-storey roof profile is set-back a further 700mm (approx.) from the main roof gable end. Given these factors, I believe that any overbearing impact on no. 268 to the rear would be minimal.

Furthermore, with reference to drawing 1910-PG-1.15 (excerpt below), which contains the rear contextual section, it is demonstrated that the removal of 3no. trees at the rear boundary will in fact open up much more visible sky to the rear. Arguably this positive impact from the removal of the 7m+ trees immediately next to the boundary wall will outweigh any negative impact from the introduction of the 5m or so high extension which is set back from the boundary somewhat as already outlined.



Any potential negative impact on no. s 167 Oakcourt Avenue would be even less that that on no. 168, due to its relative position. Its rear garden will also benefit in terms of daylight from the tree removal. Any negative impact on no. 166 would be negligible.

Having demonstrated the acceptability of the extension (evidenced by agreement with the neighbours to the rear) and an already established offset (circa 650mm average) it is our contention that the detrimental consequence of the Authority stipulating a further reduction of 1m from the boundary is far too penalising to the intent and objectives of the extension (extra bedroom and living space) that the Authority should look favourably on the arguments provided.

b) Spot levels are now included on all plan view drawings and on all cross-sections. These levels work to a datum of zero assigned to the lower ground floor level. Several additional new section views have also been included. I hope that these additions along with clearer overall presentation in terms of levels should make the existing situation and proposed design intention unambiguous as regards levels.

The context with regards to levels is that the site naturally falls from the front to the rear. The garden has been landscaped to be at the higher level tying in to the side gate access onto the driveway. The existing shed floor ties into the same higher level for practical reasons and it's level was raised during the works undertaken back in 2008/9. Access to the house from the garden is by the external steps next to the kitchen.

To conclude, we wish to offer a few final points.

I believe the amended proposal constitutes an innovative, modern, comprehensive approach to the design of the extension to the property that will deliver the habitable needs of a growing family, optimises the use of a very limited site while also adhering to the county development plan. In making this assessment the Authority should not consider the design as a conventional dormer add-on with the requirement to mimic the finishes and style of the existing building or its neighbours – rather a contemporary modification to the dwelling that transforms the house into the part two-storey building. The prompt and guide for this design approach comes directly from following relevant statement contained in South Dublin County Council's *Housing Extension Design Guide, 2021*:

'Extensions are an effective way of personalising your house and the Council does not wish to standardize the design approach taken to new extensions nor is it opposed to interesting and innovative designs.' (From p.6, *Elements of Good Design*)

On the following page in the same document the following relevant statement is made:

'Many extensions are designed to match the style and materials of the original house; however the Council does not wish to prevent innovation and is willing to consider creative and modern architectural approaches to design where they are of a high standard and is complementary to the house and its context'.

I trust that the concerns raised by the council in the Additional Information Request have been adequately addressed here and with the accompanying documents. Please do not hesitate to contact me should any further information be deemed necessary.

Yours Sincerely,



Daire Nolan, BEng. CEng. MIEI.

For & on behalf of
iStruct Consulting Engineers.

E&OE;

Appendix A; Updated Drawing Register (issue 2)

Appendix B; Written agreement between the applicant and the neighbours and owners of No.
268 Oakcourt Avenue.