

Planning Department

South Dublin County Council

**Re: Decision order no 1632, Register reference: SD21b/0551**

**Additional information with respect to planning application to 53 Monastery walk Clondalkin, Dublin 22**

Dear Planners,

We acknowledge receipt of your correspondence dated 16<sup>th</sup> December 2021 and the Chief executive order on the same date.

Our objective is to improve the energy efficiency of our home by carrying out a deep energy upgrade to the front and rear of the main dwelling house. We engaged Studio Negri to assist us in our objective as we wished to reorganise our internal space whilst maintaining some degree of excellent daylight we currently enjoy. As we age, we are experiencing the house to be very cold in the winter and too warm in the summer. It is necessary to deal with these issues sooner rather than later.

We moved into this house in 2004 and the only works carried by us to date is the replacement of the roof glazing to the pool room.

All other existing structures to the rear have planning permission and are for the sole use of the family. Neither of these structures will be affected by this application.

Relevant Enforcement History for these existing structures has been investigated by planning, file no's S6224 and S3109 and closed as noted on page 3 of your correspondence.

Relevant planning history for the site is noted as none on page 3 of your correspondence. This is incorrect and should have been corrected in 2009 when we issued a copy of the original planning approval following a complaint.

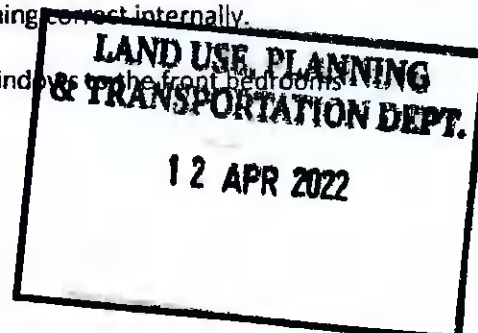
We rang the Planning office before Christmas and we note that this grant for planning is online in addition to other planning applications which do not belong to this property. Please remove same to avoid confusion in the future

Reference to a planning application opposite our home by you in your correspondence on page 3 is noted and a very nice example of good residential planning of a detached house

Our house is semi-detached and our remodelling is different in scale and depth. Your building guide does not lend itself to our existing building line and current building footprint.

Given the depth of our single storey extension, a lean to roof with gable front located midway does not enable us to get the circulation or spatial planning correct internally.

A standard pitch would effectively eliminate the wind gusts to the front bedrooms



Hence our preference for a flat roof which gives us more freedom to strategically put in glazed roof lights in the correct location.

We have updated the front elevation and proposed playroom to front extension to make it shorter by 500mm in order to line up with the existing extension.

The footprint of the proposed front extension in total is smaller than the current front extension.

We have read the correspondence and clarify as follows

1. Our Son is a keen Cyclist and has in excess of 6 bikes which are presently stored in our rear playroom space. Given that He currently has to bring these through the kitchen, we felt that it would be better to have his kit room located to the lhs of the main entrance for easy access. Many of the existing houses in the estate have 2 doors, 1 of which is to a utility room/storage area. We walked around the estate and lost count of the number of houses that had a second door to a utility room.

The large window at first floor level, we have reduced the depth of the window projection but would like to keep the height to allow light into the room. We would see this as a more contemporary style window. Examples of which can be seen in the estate.

We propose to maintain the line of the small lean to on either side of the window in aluminium cladding to continue the existing ridge through.

"Redesign the roof profile", trying to replicate the pitch roof by means of a lean to or gable restricts light ingress into our kitchen and will raise the roof height to no 55. This is the reason why we choose a flat roof with strategically placed roof lights to allow light into our new study room and deep linear kitchen and hall. The flat roof also helps with the step in the building foot print. Flat roofs are very common in this estate; in fact many of the houses have retained their flat roofs to the porch and garage area. Within a 20 walking distance from our hall door in each direction, we count 6 no.

2. We attach copy of planning application no SB.786 for swimming pool cover and retention of extensions to rear and front in 1979

In 2009, we undertook the replacement of the glass roof to the swimming pool for safety and aesthetic reasons. A complaint was made and we had a visit from Noel Kearney and I attach correspondence received from him by email confirming that all was in order and the matter was closed as noted on your documentation.

All of the original drawings we have on file are in paper format and pretty much in tatters. Given that our priority is the main house energy upgrade, we didn't think that these were relevant as planning was granted back in 1979. We attach updated drawings showing all as built structures on the site. We are not doing any works to the pool or family room at rear at this time.

The swimming pool and rear family room are been used for own enjoyment and recreational use.

The rear extension along the boundary wall was built several years before the erection of the houses in Woodford. It was granted permission in 1979

3 Existing Elevations, we propose retraining the metal flue adjoining no 51 front gable. We propose to replace the existing dormer window with a contemporary style picture window. The new window would be similar in proportion to the existing with insulated render either side, an example of which can be seen on monastery road opposite the entrance to the round towers, further examples can be seen on Monastery green and Monastery crescent.

The existing pool roof is used for recreational use. It is not part of this planning application. Alterations to roof answered in emails attached in 2009. Planning permission as mentioned earlier in this correspondence

Chief executive order

Proposal

There is an error on page 2; we will be maintaining the window on the north elevation. This is to our bathroom and has been there since before 1980.

Page 8, It is our intention to maintain the existing building line to no 55 therefore not impacting on the existing daylight and sunlight amenity to no 55. We will ensure that the new extension does not infringe on their rights. Our neighbour grows plants on the external wall of our house so we would be hoping to improve this visually for her and provide a more aesthetically pleasing wall externally. Suggestions with respect reduction in daylight, we feel is not relevant due to orientation and set out of existing houses, There is a natural step in the building line and the rooms possibly impacted are set back further under a recessed roof.

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"Re-design the proposed front elevation to reduce potential impact to adjacent properties namely no 51".

The external aesthetic appearance of No 51 is very poor and not in accordance with your guide to residential design

The external appearance of No 51 requires upgrading, the external timber cladding similar to ours is rotting and the windows are 40 years old. The external walls are not insulated.

The head levels of existing windows are currently too low for modern day living with poor internal daylighting conditions.

We feel our design could be easily replicated creating a more unified look and building line.

We attach 3 d model for your review and look forward to a favourable response.  
We feel our new look would be replicated in other homes similar to ours

*Fred Trenaman*

Fred Trenaman