

Caroline Irvine
7, Clarinda Court
Clarinda Park West
Dun Laoghaire
Co. Dublin.

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0497	Date of Decision: 19-Apr-2022
Register Reference: SD22B/0082	Registration Date: 22-Feb-2022

Applicant: Nicholas and Charlotte Grundy

Development: Demolition of existing single storey extension and outbuilding to rear of existing property; construction of a new two storey extension to the side and rear of existing dwelling; the replacement of existing casement style windows to front elevation with sash windows and all associated site works and services.

Location: 657, Whitechurch Road, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-Feb-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. It is considered that the proposed new extension has many different elements within the design which are not necessarily in keeping with the original style of the group of cottages and character of the ACA. It is advised that any new additions to the original cottages should be of contemporary and simple design the overall design and material finishes should reflect the existing cottages in order to provide a coherent piece. The applicant is requested to amend the design of the extension as follows:
(a) The proposed side extension is shown with a dormer window to the front and ridge light. Dormers and ridge lights to the front of a roof slope are not in keeping with the roof form of the existing cottages within the ACA and therefore are not considered to be an appropriate design feature. It is proposed to included sash windows in the new extension which although reflects the original type windows of the cottage it is not necessary within the new build. It is proposed to include an oriel window at FF level and two-over-two sliding timber sash windows to the rear extension. The oriel

window would not be in keeping with the architectural design and style of the original cottages. The oriel window and the use of timber sash windows within the new build would be considered as pastiche. 3 modern large multi-pane steel frame double doors are proposed to the south-east extension which adds contrast and interest to the design, this principle should be followed throughout. (b) It is considered that the front dormer should be removed from the design and the ridge light should be justified at this location in order to assess their suitability at this location and more contemporary design features should be considered within a modified design. A porch is shown over the front door of the side extension adding unnecessary detail. The front elevation of the side extension should be kept simple and minimal in design allowing the materials and finishes to reflect the design elements of the existing cottage.

(c) The proposed side and rear extension will be brick finish to match the existing which is considered to be an appropriate finish as it reflects the FF finish of the existing cottages and allows the new build to be identified as a new addition. However in order to completely achieve a balance between the existing cottage and the new build it is considered that the fenestration and window type should reflect a more contemporary design and that proposed design features as mentioned above should be removed to lessen the overall visual impact of the new build and for it to be clearly identifiable as a modern addition which sits sensitively within the site context.

Supportive and additional information is required in order that a full and proper assessment can be made on the revised and modified design thereby providing a new addition that adds architectural interest and quality to the existing dwelling and overall site context.

(d) Details should be submitted verifying the correct historically appropriate type of window to be reinstated to the front facade of the existing cottage. Details on the design, profile and materials should be provided based on the correct historical type.

(e) There are concerns regarding the creation of a second entrance door. The applicant is requested to omit this and replace with a window.

2. The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network which is generally not acceptable. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.

Note: South Dublin County Council records show that there is an existing 300mm surface water sewer in the road to the north of the site. The applicant is requested to investigate the potential to divert all surface water drainage from the site to this sewer. SuDS features shall be included to attenuate surface water run off to greenfield run off rates prior to discharge to this sewer.

3. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing additional proposed Sustainable Drainage Systems (SuDS) features for the development such as green roofs, water butts and rain planter boxes.
4. There is an existing 4" public watermain traversing the site to the south of existing dwelling according to Irish Water records. The applicant is requested to submit a drawing which shows the distance between this watermain and the proposed development. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design if the 3m setback cannot be achieved. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22B/0082

Date: 20-Apr-2022

Yours faithfully,



for **Senior Planner**