

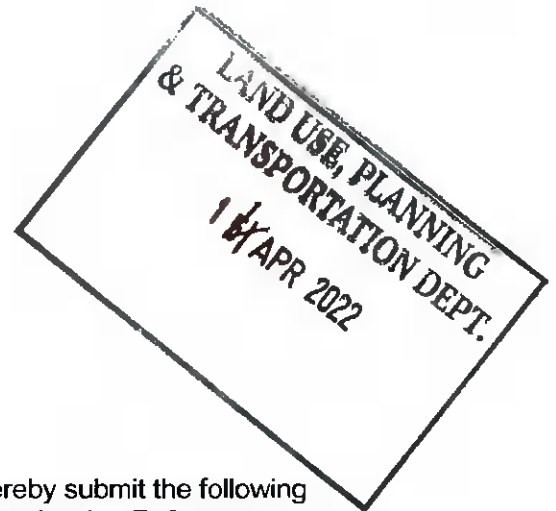


DIARMUID PHELAN ARCHITECTS

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04 April 2022

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



**RE: SD21B/0584 ADDITIONAL INFORMATION-
139 MONALEA GROVE, DUBLIN 24**

Dear Sirs,

On behalf of Anthony Geraghty and Laura Eakins, we hereby submit the following Additional Information requested in relation to Planning Application Reference Number SD21B/0584.

I set out below our response to information requested.

The proposed development is not acceptable due to non-compliance with SDCC House Extension Design Guide (2010) guidance on rear dormers and roof conversions, in particular:

(a) Conversion of a hipped roof to gable end roof on a semi-detached dwelling. Half hip conversions are generally acceptable.

Response: A half hipped roof has been included.

(b) Rear dormer rising above ridge level of the house. Rear dormers are acceptable but should be subordinate to the main roof of the dwelling. The applicant is requested to provide revised plans to address the above.

Response: The rear dormer has been reduced in scale and pulled back in from the gable and the adjoining house.

DOCUMENTATION SUBMITTED WITH THIS APPLICATION

- a) Six copies of the following drawings:
1. A3 Ground and First Floor Plans (1:100) drawing no. 0503 Rev B
 2. A3 Attic and Roof Plans (1:100) drawing no. 0504 Rev B
 3. A3 Proposed East & West Elevations (1:100) drawing no. 0505 Rev B
 4. A3 Proposed North Elevation and Section A-A (1:100) drawing no. 0506 Rev B

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We look forward to receiving a favourable decision from the Council in due course.

Yours sincerely,

DIARMUID PHELAN
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