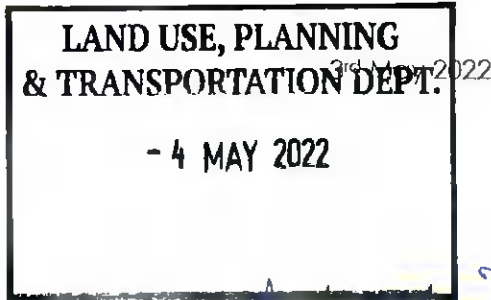


MODULE

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

South Dublin County Council
County Hall
Tallaght
Dublin 24.
D24 A3XC



Additional inf.

RE: Additional Information Request in connection with SD22B/0028

Alterations to previously granted planning permission, Ref. number SD20/0419: single storey entrance lobby to the north elevation with roof light over; reconfiguration of ground floor kitchen, dining area, utility and office space with introduction of a new fixed roof light over living room area to the rear south elevation; first floor master bedroom, bathroom and walk-in wardrobe layout reconfiguration; roof light to southwest of existing main pitched roof repositioned and overall size increased; design change to dormer windows located to the northeast elevation; 2 feature external planters to ground and first floor level located on the north elevation; minor internal alterations to existing dwelling and demolition of existing concrete shed, inclusive of all associated site works.

Dear Sir/Madam,

On behalf of our Clients, Sarah Duke & Philip Tomlinson, please see attached information response to Further Information letter dated 14th March 2022

1. *It is considered that the ground floor extension along the western site boundary, that would protrude 5.9m from the rear building line of the adjoining property, is too deep and would have a negative impact on the amenity of the dwelling to the west. The applicant is requested to reduce the extent of this part of the extension along the western boundary and submit revised plans and elevations as necessary.*

(1) Please refer to drawing number P105 in response to reducing the extent of the extension.

2. *The parapet height of the western part of the rear extension is considered excessive when viewed in relation to the remainder of the rear extension, and with consideration of the impact to the dwelling to the west. The applicant is requested to revise this element of the proposal and submit updated elevations for consideration of the Planning Authority.*

(2) Please refer to drawing number P200 in response to parapet heights. In the drawing submitted it stated 3270mm floor to ceiling height. The proposed FI response drawing states 2700mm floor to ceiling. The levels had been updated to match accordingly to site.

3. **There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.**

(3) Please refer to BRE infiltration report prepared by Stringray Environmental Engineering.