

JEA

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your ref:

our ref:

date:

03- May 2022

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

Proposal: Planning permission for alterations to existing hip roof to side to create Dutch half hip gable to accommodate attic stairs to allow an attic conversion to a non-habitable storage space with roof windows to front of existing house, window to side, New dormer to rear roof with ancillary works

Site Address: 56 Orwell park rise, Templeogue Dublin 6W

Applicant: Neil O Brien

This planning application is being made for the planning permission for alterations to existing hip roof to side to create gable roof to meet extended ridgeline to accommodate attic stairs to allow conversion of attic into non habitable storage with new roof windows to front and new dormer to rear, additional frosted windows to side gable with ancillary works at 56 Orwell park rise, Templeogue Dublin 6W

Design Guidance

The proposed roof attic has been designed of the in keeping with this best practice and in keeping with best available design guidance as follows;

- The design reflects the existing character of its location using sympathetic material finishes and window sizes
- The addition is visually subordinate to the roof slope, enabling a large portion of the roof to remain visible
- The roof materials are proposed to match the existing roof tile colour.
- The roof tiles are proposed to match the existing roof tile colour.
- The new addition is set back from the eaves level to minimise the visual impact and reduce overlooking

Conclusion

We propose that the design of the addition to the attic is in keeping with best practice and that it will not injure the amenity of the area or take away from the amenity of the immediate neighbours and as such we recommend that the Planning Authority grant planning permission in this instance.

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEArchitecture Architectural drawings
3. 6 copies of ordnance survey maps
4. 1 copy of the site notice
5. 1 copy of the newspaper advert
6. Completed application form
7. Application fee of €34.00

We trust that the above meets with your approval, and we look forward to your valued response, If you have any questions please don't hesitate to call or e-mail

Joseph English