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Rathfarnham
Dublin 14

South Dublin County Council
Land Use, Planning & Transportation Department
County Hall
Tallaght,
Dublin 24, D24 A3XC

18-May-2022

Re: Additional Information

Register ref: SD22B/0025

Applicant: Alan Steedman, 13, Ballyboden Crescent, Dublin 16

Dear Sir/Madam

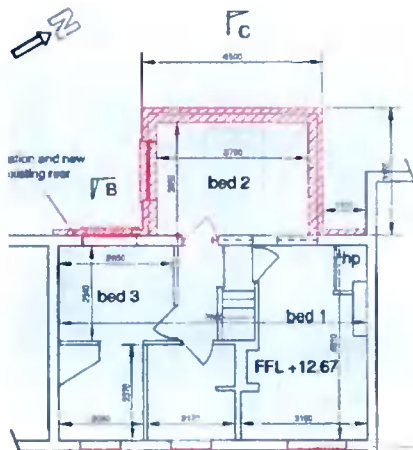
In response to your request for additional information dated 21st March, 2022, please find enclosed 6 copies of revised elevation and floor plans and also replies to each point below:

1. The plans have been changed to incorporate a new design whereby the rear extension will be single storey at ground level where it borders 14 Ballyboden Crescent to the south. The original concern regarding overshadowing and overlooking on the adjoining has been addressed by the revised plans. The first floor rear extension will be set back from No.14 by a distance of 2.15m.

The extension on ground floor level is 3.6 meters in height which is crucial to the high ceiling feature of the living room design.

Planning permissions have been granted in the area for similar extensions without the requirement of setting back by 1m for every 3m in height.

SDIIB/0031 - Set back of 1.6 m – whilst this was acceptable and addressed potential overlooking/overshadowing impact of the rear extension which extended 7.1m at ground floor level on the neighbouring property it did not fully consider the potential impact of the two storey extension which extends 3.1 m and is over 6m in height. The following drawing shows the separation from the northern boundary wall set at 1.1m.



Land Use Planning & Transportation

26 MAY 2022

South Dublin County Council

The council, in its decision to grant this planning permission afforded some much needed lee-way to the applicant and common sense prevailed. This is reflected in the Record of Executive Business and Manager's order;

Given the scale of the proposed first floor rear extension, its setback from shared side boundary walls and its hipped roof profile, it is considered that the proposal would not adversely impact on the residential amenity of adjoining properties by way of overshadowing or loss of outlook.

Whilst the guideline of setting back 1m for every 3m in height exists, sometimes it is necessary to show flexibility to ensure the retention of the character and overall feasibility of a new extension.

My client politely asks for some leeway to be shown with regard to setting back from the boundary line and notes SD11B/0031 as a precedent set in the area. It would be regrettable for my client to lose such a significant amount of floor space due 60cm of height which will not negatively impact on the adjoining property (14 Ballyboden Crescent). The slightly higher living room ceiling is crucial to the design and my client is extremely reluctant to change the plans to this end.

2. (a) All matters pertaining to drainage have been addressed and are reflected in the new drawings.

(b) The front porch in the original plans has been removed from the plans which is reflected in the new drawings.

(c) All matters pertaining to drainage have been addressed and are reflected in the new drawings.

(d) All matters pertaining to drainage have been addressed and are reflected in the new drawings.

3. The front porch in the original plans has been removed from the plans which is reflected in the new drawings.

If you require any further information or clarification, please do not hesitate to contact me.

Thank you for your enquiry and look forward to hearing from you shortly.

Le gach dea ghúí,



Liam Baker