

South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24
D24 A3XC



30 May 2022

Re: ADDITIONAL INFORMATION
REG. REF. SD21B/0643
REQUEST DATE: 28TH February 2022
APPLICANT: Anthony Kearney
LOCATION: 18 Westbourne Grove, Deansrath, Dublin 22
PROPOSAL: 2.5sqm single storey porch extension to front elevation and all associated site and development works

Dear Sir/Madam,

Please find enclosed our response to ADDITIONAL INFORMATION request issued by South Dublin County Council on 28th February 2022 in relation to Reg. Ref. SD21B/0643, planning application for development at 18 Westbourne Grove, Deansrath, Dublin 22.

ITEM No. 1

Request

"The proposed porch depth is 2.7m, significantly in excess of the House Extension Design Guide recommendation that front extensions do not extend beyond 1.5m from the front building line. The applicant is requested to reduce the depth of the porch to no more than 1.5m and submit revised plans and elevations as necessary."

Response

The proposed depth of the porch has been reduced so that it does not extend beyond 1.5m from the front building line as requested. Please refer to enclosed proposed site layout plan drawing no. P2049.WBG.C03, Revision A, and proposed floor plan drawing no. P2049.WBG.A02, Revision A.

ITEM No. 2

Request

"It is considered the current porch design, with an off-centre front door and no windows, is heavy and unbalanced in appearance and would be detrimental to the visual amenity of the area. The applicant is requested to submit revised proposals, incorporating fenestration into the design of the porch to assist in creating a more lightweight appearance. Windows serving the toilet should be obscure glazing in the interests of residential amenity and privacy."

Response

To address the “heavy and unbalanced” elevation previously submitted, the proposed front elevation has now been revised to include an obscure glazed window to the proposed WC.

In addition, a feature panel of stacked brickwork, recessed 10mm, is proposed beneath the window to balance the proposed front entrance door.

Finally, the roof has been revised to show a hipped roof profile in place of the previously proposed gable, to more closely align with the form of approved porch extensions to neighbouring properties on Westbourne Grove. Please refer to enclosed proposed elevation drawing no’s P2049.WBG.A02, Revision A, and P2049.WBG.A04, Revision A.

We trust the above and enclosed drawings are in order and look forward to a favourable decision in due course. If, however, you require any clarification of any of the items contained in our application please do not hesitate to contact us.

Yours Sincerely,



Ronnie McArdle B Eng, C Eng MIEI APEA.
Managing Director.