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South Dublin County Council
An Rannóg Talamhúsáide,
Pleanála agus Iompair
Land Use, Planning &
Transportation Department



Addition information

Re: Register Reference: **SD22B/0131**

Location: 52, St. Joseph's Road, Greenhills, Dublin, 12

Decision Order Number: **0626**

Dear Sirs please see attached responses to addition information request from South Dublin County Council.

See enclosed revised drawing
A100-DR-A-D12-001 - PLANS, SECTIONS ELEVATION AND BLOCK PLAN
A100-DR-A-D12-002 - LANDSCAPING, PAVING PLAN
A100-DR-A-D12-001 - PSHADOW DIAGRAMS.

See below response to items as noted in the addition information letter

1. See attached drawing A100-DR-A-D12-001 indicating the reduction of the front extension to comply with the additional information request and house extension design guide.
- 2 The drawings have been updated to include the existing unused rear shed to the site plan, my client is unaware of any correspondence from south Dublin county council in relation to the shed and would be happy if SDCC could furnish the applicant with their requests so he can amend the shed or respond to their requests.
3. We have redesign the extension to reduce the impact on the adjoining property to the north in line with south Dublin county council housing design recommendations. The redesigned extension is approx. 5.3 metres high, using the rule 1 meter step in per 3 metres in height would mean stepping the second storey in by Approx 1800 to reduce the effect of overbearing, see attached drawing shadow diagrams to support the effect. The property to the south of the development has an elevated height approx. 300mm with existing shed and greenhouses along the entire boundary, this with the natural separation of both being end of terrace reduces the impact.
4. See attached drawing with amended location of vehicle access, moved to the adjoining neighbour property to the south; we have reduced the entrance width to a minimum to accommodate a vehicle and some pedestrian access as suggested by the council.

5. See attached drawing showing the arrangement of landscaping and permeable paving. We have indicated permeable paving to the front of the house see drawing A100-DR-A-D12-002. We have also included a rain garden, which will take rainfall from the small extension to the front.

7. See attached report showing the implementation of a soakaway and a soakaway design to BRE Digest 365

Generally, we feel the planning application is the same in respect to the public notice originally provided. *"Single and two storey extension to the rear with pitched gable end roof and two dormers; new single storey extension with hip roof to the front; demolition of the existing shed to the rear; new vehicle access to the front with dished footpath; attic conversion for storage incorporating gable end distorted window at the side; dormer window and 'Velux' roof lights to the rear".*
The new dormer on the existing roof has been indicated in the public notice.

The square footage for the extension is reduced to 64.18 metres squared habitable space for both ground and first floors.
With the non-habitable space in the attic reduced to 20.634 metres squared
The existing unused shed is approximately 36 metres squared and in very bad condition.

see also attached client letter

Regards

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