

your ref:

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date:

7 June 2022

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

Supplementary Information

Proposal: Planning permission for Conversion of attic to non-habitable storage space with contemporary dormer to rear roof, Roof windows to front roof with ancillary works

Site Address: 10 The Close, Scholarstown wood, Dublin 16. D16FV08

Applicant: Sarah Crowley

To Whom It May Concern:

This is a planning application for conversion of attic to non-habitable storage space with contemporary dormer to rear roof, Roof windows to front roof with ancillary works at 10 The Close, Scholarstown wood, Dublin 16. D16FV08

Proposal

The proposal is a simple addition of a Dormer with window at attic level to Rear of existing roof with roof window to both front and rear, thus creating an office space with storage area.

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, with a metal cladding detailing of high quality finish
- The new addition is set back from the eaves level to minimise the visual impact and reduce overlooking



Existing Streetscape

There is a strong precedence for similar development within the immediate vicinity of the site within the Scholarstown wood area development as follows;

SD22B/0139 23 The Way, Scholarstown wood

In the picture above you can see a variation of the contemporary dormer applied to the front roof of 3 Scholarstown wood walk.

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.

Documentation

We have included the following documentation with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEAarchitecture Architectural drawings
3. 6 copies of computer generated ordnance survey maps 1 copy of the site notice
4. 1 copy of the newspaper advert
5. Completed application form
6. Application fee of €34

We trust that the above meets with your approval, and we look forward to your valued response in due course.

Joseph English