

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

Land Use Planning & Transportation

21 JUL 2022

South Dublin County Council

19th July 2022

RE: Further information request with planning Ref. No. SD22B/0142 regarding the property at 53 Butterfield Close, Rathfarnham, Dublin 14.

Dear Sir / Madam,

On behalf of our Clients, Roisin & Chris Cadden, we wish to submit 6 No. copies of the enclosed documentation in response to the further information request as set out by the SDCC issued on the 8th of June 2022.

1. 6 No. Copies of a cover letter as prepared by CDP Architecture.
2. 6 No. Copies of the Further Information Request as prepared by SDCC.
3. 6 No. Copies of Drawings 11.1.200, 11.1.201, 11.1.202, 11.1.203, 11.1.204, 11.1.205, 11.1.206 & 11.1.207 as prepared by CDP Architecture.
4. 6 No. Copies of Drawings 5256-AutoTRAK REV2 as prepared by ONCE Consulting Engineers.
5. Record of Executive Business and Chief Executive's Order as prepared by SDCC.
6. Page 16 of the SDCC design guide.

Further Information Request No 1 -

Dormer Windows. The scale, bulk, and design of the proposed flat-roofed rear dormer windows are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to (i) Revise the design to provide a single, centrally placed dormer window. (ii) set the dormer window back appropriately from the side and rear eaves of the existing dwelling to demonstrate that the rear dormer complies with the South Dublin County Council Development Plan 2016-2022 House requirements Design Guidance.

Response:

Please see enclosed [11.1.202](#), [11.1.203](#), [11.1.204](#), [11.1.205](#), [11.1.206](#) & [11.1.207](#) as prepared by CDP Architecture where we have significantly reduced and revised the design to provide a single, centrally placed dormer window and have set the dormer window back appropriately from the side and rear eaves of the existing dwelling to demonstrate that the rear dormer complies with the South Dublin County Council Development Plan. This dormer window is also facing onto the park / tennis courts meaning it does not impose on any overlooking private spaces.

Further Information Request No 2 -

Roads: The proposed development would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance. The Applicant is requested to submit the following drawings: (i) proposed parking arrangements for two cars as a result of the new build. (ii) dimensions between the front wall and the new build (Roads Dept generally require 6m clearance from front wall to front building line of house) (iii) dimension between old and new building line (iv) Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site.

Response:

Please see enclosed [11.1.200](#) as prepared by CDP Architecture and [5256-AutoTRAK REV2](#) as prepared by ONCE Consulting Engineers where we have proposed parking arrangements for two cars with 6m clearance from front wall to proposed front building line of house) (iii) dimension between old and new building line (iv) See enclosed AutoTRAK drawing showing safe access and egress from front of site

Further Information Request No 3 -

The scale, bulk, and design of the proposed first floor side and rear ground floor extensions are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to: (a) Setback the first-floor side extension, from the front elevation of the of the existing dwelling by 500mm at first floor level only; (b) Reduce the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first floor windows of the existing dwelling;

Response:

Please see enclosed [11.1.201](#), [11.1.202](#), [11.1.203](#), [11.1.205](#), [11.1.206](#) as prepared by CDP Architecture. As outlined on Page 4 of the "Record of Executive Business and Chief Executive's Order" issued on the 8th of April 2022 (see enclosed) the council is against the proposal because it will "create an overall terraced effect with the adjacent property rendering a significant imbalance to the set of semi-detached dwellings on this established road". As seen in the above drawings and on [page 16 of South Dublin County Council's House Extension Design Guide](#), we

feel that we have addressed this concern regarding creating a terraced effect by stepping forward 600mm (which is reducing the original proposal by 600mm) rather than stepping back 500mm. By creating a hipped roof rather than having a gable end roof, we feel that this allows the proposed roof blend in with the over all street scape without creating a dominant front extension. Furthermore, by stopping the proposed canopy to be inline with the proposed front extension, this minimises the lateral visual impact, thus reducing the terraced effect.



(proposed front elevation with Minimised to no terraced effect)



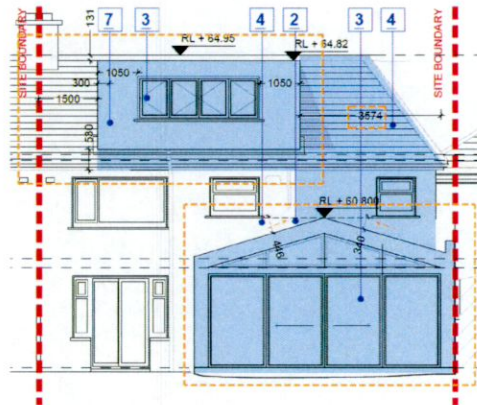
A well designed front and side extension that reflects the character and design details of the original house.

(Page 16 of the house extension design demonstrating our similarity)



(approved 49 Butterfield close with planning ref no *Sd18B/0407* demonstrating our similarity)

On drawings 11.1.204 and 11.1.205 you will see we have reduced the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first-floor windows of the existing dwelling.



Taking the accompanying information into consideration, on behalf of our client, we ask that South Dublin County Council grant permission for the above proposal. Please advise us in the event that there are any omissions or issues in relation to this planning application.

Yours Sincerely,

Paolo Trolese
Director CDP Architecture