

South Dublin County Council Planning Department,
County Hall, Tallaght, Dublin 24

26.07.2022

APPLICANT: Ruth & David Carroll
ADDRESS: 29 The Court, Cypress Downs, Templeogue, Dublin 6W
REF NO: SD22B/0153

Dear Sir or Madam,

Please find enclosed for your attention a compliance submission for development at 29 The Court, Cypress Downs, Templeogue, Dublin 6W.

We have been requested to submit additional documents in conditions 02 and 03 of the grant. This submission seeks to address condition 02 which is as follows:

2. The development hereby consented shall be amended as follows; a) The single-story rear extension shall be reduced to a maximum height of 3 meters Prior to the commencement of development, revised plans, sections and elevations shall be agreed in writing by the Planning Authority. Reason: In the interests of adherence to the South Dublin House Extension Design Guide (2010) and the proper planning and sustainable development of the area.

We have been in communication with planning department regarding this condition, this is because if we were to adhere to it then we will not comply with building regulations,

The said condition is asking us to reduce the height of the extension to 3m from 3.56m. If we were to reduce the height as requested then the internal height would be 2.28m (the building regulations require 2.4m). For the record the ceiling height of the existing building is 2.49m, as such we think that reasonable proposal would be that the ceiling of the extension should be matched with the existing house, which would mean reduction to 3.26m.

As mentioned earlier we have contacted the planning department, namely Conor Doyle with whom we had a conversation on 26.07.22 and explained the issue. He advised us to submit the drawings with the roof reduction as low as possible while maintaining compliance with building regs,

so essentially the above proposal and as such we are submitting the revised drawings with extension height at 3.26m.

Please find attached drawings showing this proposal, the most relevant drawings are elevations and section which are drawings 07, 08 and 09. The most important dimensions are enlarged and in red. The section is the most important document as it shows the height from the external ground to internal floor level, to ceiling and thickness of the roof. There is also a written description (also in red) which explains in detail how we arrived with these numbers.

Should any queries arise, please do not hesitate to contact the undersigned at Joe Fallon Architectural Design Ltd.

Yours sincerely,



Luke Kuchta | Joe Fallon Architectural Design Ltd.