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South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.
D24 A3XC.

Land Use Planning & Transportation
Peter Pearson Evans MRIA.
24, Woodlands Avenue,
Dunlaoghaire,
Co Dublin .
A96 E3C4.

02 AUG 2022

By Registered Post.

South Dublin County Council

Re: Extension at first floor level to rear of existing first floor level apartment ,
Consisting of three bedrooms, two bathrooms, roof terrace , and solar panels
at , 14 Kennelsfort Road Lower , Palmerstown, Dublin 20, for Melanie Lee.

Plan Reg No. SD22AA/0122. Decision Order No. 0779.

Dear Sir/ Madam,

With reference to the above , I refer to request for further information
by email dated, the 21st of June , and I note the contents therein, and the additional
information requested.

I am now reverting to you , with the requested information together
with six copies of the following ;

Site layout plan, and existing side elevation. Drawing No 01 -001
Rev. A 07/022.

Proposed ground floor plan and first floor plan. Drawing No 01-003.
Rev.A 07/022.

Proposed side elevations. Drawing No 01-004.
Rev.A 07/022.

Proposed rear elevation and cross section. Drawing No 01-005.

Proposed rear and existing front elevation. Drawing No 01-006.

Cross section B-B and proposed side elevation Drawing No01-007.
Rev. A 07/022.

Schedule showing compliance with Sustainable Urban Housing :
Design Standards for New Apartments (2020).

As requested the proposal has been amended , as per your advice.

The amendments are shown in the above mentioned drawings and are as follows.

1. The rearward projection of the extension has been omitted and the extension foreshortened, and is in compliance with the parameters for "Sustainable Urban Housing:Design Standards for New Apartments (2020). See enclosed Schedule

The architectural treatment of the side elevations has been muted to render their appearance discrete, with their surrounds.

The design and orientation of the extension, which is articulated from the terrace , is such , as to ensure that there is no overshadowing of No. 12, which is to the North of the proposal. There is no overshadowing of No 16, which is to the South of the proposal

See drawings nos, 01-001, and 01-003 Rev. A. 01/002.07/2022.

It should also be noted that the site coverage of no 12, is 100 percent, with no window openings in the single storey Element.

2. Drawing no. 01-005.Rev.A. 07/2022, shows the projected 45 degree shadow. lines of the articulated link.
As is shown the 45 degree shadow line does not impinge on the habitable windows of no. 12, and no 16.
3. The screening as shown to the rear of the extension , which consists of opaque glass on a rendered concrete block plinth walls , of total height 1800mm, ensures that the rear of the extension is adequately screened , for privacy.
See drawing nos, 01-005, and 01 006 .
4. The glass block side screens have been omitted from the side elevations .
5. The floor to ceiling height of the extension is 2.4 metres ,
Throughout.

6. The proposal has been designed in accordance , with
“Sustainable Urban Housing:Design Standards for New ,
Apartments (2020), and compliance with same is shown in
the enclosed schedule referred to above.

I trust that this is the information you require, and that the
matters raised have been addressed to your satisfaction.

Kindly acknowledge safe receipt of this letter and enclosed
Documents.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Pearson Evans', written over a horizontal dashed line. The signature is fluid and cursive.

Peter Pearson Evans MRIA.

Registered Architect.

Architect Accredited in Conservation.

Email. dizipe@gmail.com

Tel 00353 872 464 384.

Extension at first floor level to rear of existing first floor apartment , at 14 Kennelsfort Road Lower, Palmerstown, Dublin 20.

Plan Register Reference . SD22A/0122,

Schedule showing compliance of the revised apartment, with "Sustainable Urban Housing:Design Standards for New Apartments (2020).

3.0 Apartment Design Standards.

Net area of revised apartment . = 105 sq.metres.
Floor area required. 90 sq.metres.

Dual aspect .

Orientation is South East- South - South West, with dual aspect.

Floor to ceiling height .

Located at first floor level.
Floor to ceiling height required. - 2.4 metres.
Proposed floor to ceiling height - 2.4 metres.

Internal storage space.

Internal storage space required.- 9sq metres.
Revised apartment storage . - 9 sqmetres.
Includes 4.5 sq metres in garage.

Private amenity space .

Private amenity space required.- 9sq metres.
Revised apartment amenity space .-19sqmetres.

10.20 sq metres in the internal terrace -
8.80 sq metres to the the rear -

Private amenity space .

Orientation - South East - South -South West.
Screened for privacy and safety as is required.

4.0 Facilities.

Access and Services.

Located on quality bus corridor , with bus stop
Opposite front door.
Private independent access from own front door.

Refuse storage.

Bin storage within apartment.
Bin collection space outside front door.

Bicycle parking.

Bicycle parking space inside front door.
Additional bicycle parking in Garage.

Car Parking .

Two car parking spaces in Garage.

Appendix 1, Required minimum floor areas and standards.

3 bedroom apartment floor area required- 90 sq.metres .
Revised apartment floor area. - 105 sq.metres.

Minimum aggregate floor area for kitchen/ dining/ living room.

3 bedroom apartment floor area required.- 34 sq.metres.

Revised apartment aggregate floor area. - 38 sq metres.

Minimum width required - 3.8 metres. Revised apartment -3.8 metres.

Minimum bedroom floor areas .

Twin bedroom required - 13 sq, metres. Revised apartment - 13.20 sq metres.
Minimum width required-2.8 metres. Revised apartment - 3.1 metres.

Double bedroom required-11.4 sq.metres Revised apartment - 12.5 sq metres.
Minimum width required -2.8 metres. Revised apartment - 3.1 metres.

Single bedroom required - 7.1 sq metres Revised apartment - 8.20 sq metres.
Minimum width required - 2.1 metres. Revised apartment - 2.9 metres.

Minimum aggregate floor areas for bedrooms.

Required minimum aggregate floor area - 31.5 sq metres.

Revised apartment minimum aggregate bedroom floor area - 33.9 sq metres.

Peter Pearson Evans MRIAI.

Registered Architect .

Architect Accredited in Conservation.

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