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Planning Dept,
South Dublin County Council,
County Hall
Tallaght,
Dublin 24.

13th July, 2022

JN: 7020

Re: 48 Dargle Wood Knocklyon, Dublin 16



Dear Sir,

Please find attached a planning application for a granny flat at the above mentioned dwelling.

HISTORY OF PROPERTY:

The property was purchased by the applicant Bernadette's parents in 1975 as a new build.

Planning permission was sought and obtained in 1998 for an extension to the side and rear with bay windows on the front.

Bernadette has a growing family and her parents gifted the house the subject of this application to her retaining a right to live at the dwelling for life.

Bernadette's parents are relatively young and the current proposed extension is intended to provide a "granny flat" so that they may live as an extended family providing mutual support, while continuing to have independent lives in the community where they have established roots, for the long term.

A second room is proposed in the granny flat extension to accommodate an office for the applicant's father. A number of other family members work from home so there is a number of rooms dedicated to home office spaces.

The overall site area is 900m², with a remaining rear/side garden after the granny flat is built of 590m².

It is plain from the foregoing the rear/side garden is very large and can accommodate the existing dwelling and granny flat with substantial open space.

SURROUNDING LANDS:

The dwelling is at the south-east end of a cul de sac.

To the south (side) of the dwelling is public open space. There is a shelter belt of tall bushes on either side of the boundary securing privacy. The proposed southern gable of the extension will contain a window overlooking the public open space, improving security of persons using the space. The nearest house to the south are over 105m away at Scholarstown Park.



VIEW OF THE SOUTHERN BOUNDARY SHOWING NO 48 WITH BUSHES ALONG THE BOUNDARY TO PROVIDE GARDEN LEVEL PRIVACY AND SECURITY. FIRST FLOOR WINDOWS IN SOUTH AND EAST WILL OVERLOOK THE PUBLIC OPEN SPACE.



Aerial View of No 48 (Red dot) with No 47 to left (west) and single storey dwellings on Templeroan Road to right (East)

To the east the rear boundary of the garden abuts Templeroan Road. The dwellings on the opposite side of Templeroan Road are single storey and are over 55m away from the rear of the proposed extension

To the north is No 49 Dargle Wood a dwelling semi-detached from the subject property and to the west is 47 Dargle Wood a dwelling at right angles, with its gable facing the proposed extension.

PROPOSAL:

The proposed extension is stepped back 3.3m towards the east off the front façade of No 48 so as not to impact the privacy of the side access/garden of No 47 and 48.

The only windows proposed in the first floor west façade are permanently obscured landing and shower room windows designed to protect the privacy of No 47.

There are already first windows in the south gable of No 48 which causes no significant overlooking of No 47. The proposed extension will remove two of these existing windows.

My client is happy that the first floor western landing and shower room windows be conditions as obscured.

The proposed extension being set back 3.3m off the front wall will have no significant impact on the visual character of the street.

PARKING:

The existing driveway is sufficiently large enough to accommodate all the family, without causing a traffic hazard.

WATER:

The dwelling and extended dwelling has a public water supply with a water meter in the public footpath.

SEWAGE:

The site is currently serviced by both surface and foul drainage. The likely increase in demand is small and limited and well within the capacity of the existing drainage system.

SURFACE WATER:

It is proposed to provide a surface water soakpit complying with BRE365. To take the rainwater run-off from the proposed extension. As stated the site has sufficient open space to the rear (590m²) to cater for a soakpit. Where practical surface water off the existing dwelling will be diverted to the proposed soakpit.

TREES/PLANTING:

The boundary between No 47 and No 48 is extensively planted with trees and shrubs, and there is a high degree of privacy as a consequence.

SINGLE FAMILY DWELLING:

The proposed extension is to provide accommodation for an extended family, to live parallel and independent lives, and to cater for older people, and indeed for grandparents to assist in raising younger children in the community where they always lived. My client is happy to have a planning condition to that effect, and that the completed property remain a single-family dwelling.

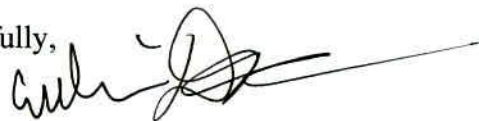
There is a need for dwellings of this type in the community and it represents a sustainable form. This site is unusually of sufficient size to provide such extended family accommodation and will be in demand into the future.

In summary;

1. The semi-independent unit is to accommodate the parents of the applicant.
2. The unit forms an integrated part of the main house and is directly linked to it.
3. The unit is modest in size and represents 45% of the existing floor area.
4. The client accepts the unit cannot be sold or let (including short term letting) as an independent living unit.
5. The existing private amenity space/garden will not be sub-divided.
6. As the applicant's parents are relatively young it is impractical and restrictive to limit the use to seven years, however a restriction to the period of their lifetime would be a reasonable condition in the present circumstances.
7. The proposed occupants of the unit is the applicant's parents.
8. The applicant's parents have gifted the dwelling to her and it is part of a burden on the title that they have a lifetime right to live at the address, I can provide a copy of the title if required.
9. The existing dwelling will be occupied by the applicant's growing family, and the proposed granny flat is to provide independent but supported living in an integrated semi-independent unit.
10. The proposal satisfies Section 2.4.2 of the current County Development plan for family flats.
11. The south Dublin House Extension Guidelines were taken into account when designing the extension.
12. The dwelling and proposed extension is located on serviced land with good local infrastructure and public transport.

I trust the forgoing is satisfactory and would be grateful to receive planning permission.

Yours Faithfully,



William Doran