

MARSTON

PLANNING CONSULTANCY

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24

5th July 2022

Our ref. 22016

Re: Planning and Development Act 2000 (as amended) and the Statutory Regulations made thereunder, John and Sheila Murphy are applying for permission for development at this site at The Muddies, Whitechurch Road, Rathfarnham, Dublin 16, D16 Y7R0. The development will consist of the demolition of the existing garage and the construction of a part single, part two-storey three bedroom detached dwelling house in the side garden of the existing two storey dwelling (The Muddies), with associated rooflights; as well as the creation of a new vehicular entrance and gates to serve the existing dwelling with the existing vehicular entrance serving the new dwelling. The development will also include the installation of a new waste water treatment plant as well as all ancillary and site development works; and the external insulation and painted rendering of the existing house.

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by the applicants John and Sheila Murphy, to submit this planning report and covering letter in conjunction with this planning application described above. The applicants are the owners of the application property.

The proposed development will provide a new dwelling and all associated elements within the existing side garden of the existing dwelling within the subject site. In addition a new vehicular entrance, with new pillar and gate is proposed to provide a new vehicular access to the existing dwelling.

The proposals presented by way of this new applicant has comprehensively addressed each of the reasons for refusal issued in respect of the previous application at the subject site under Planning Ref. SD21A/0303. Whilst this previous application was refused on three grounds, only one of these, relating to access and traffic concerns, was of any note, with the other two due to a requirement for further or a lack of information rather than a substantive reason for refusal. Following the decision being made on the 12th January 2022, a review of the decision was undertaken by ourselves, and it was agreed that rather than seeking to appeal this decision that a new application that addressed the three reasons for refusal was the correct strategy in this instance. In order to do so Martin Peters and Associates, Consulting Engineers who are specialists in transportation planning were appointed to undertake an assessment of the revised access arrangements and access onto the Whitechurch Road. Their technical note that addresses all aspects of the Roads Department previous concerns, forms part of this new application.

We submit that as recognised in the Chief Executive's Report under the previous application, the proposal is acceptable in principle under the 20 and will also be under the new South Dublin County Development Plan 2022-2028.

The subject site is of sufficient size to accommodate a new dwelling within its side garden. In response to the suggested design changes referred to in the Chief Executive's Report under the previous application the house design has been slightly modified with different treatment of the upper front gable and that it has been moved slightly further away from the existing house. The revised design will ensure that the new house is complementary in design to the existing house fully in accordance with the visual amenity of the area. It presents a contemporary design that is presented within the architectural drawings and design statement prepared by DMVF Architects.

The application also includes details in terms of the on-site treatment system and evidence of its suitability for the site, and that it will not result in any risk of water pollution arising from the disposal of waste water on site.

We respectfully submit that as a result of the adjustments made to the proposals within the subject site, as detailed herein, the proposed development complies with the South Dublin County Development Plan 2016-2022; the soon to be adopted new County Development Plan and the proper planning and sustainable development of the area.

1. Compliance with Statutory Regulations

The lands which are the subject of this application are outlined in red on the enclosed Site Location Map and also on other relevant Site Layout drawings. Other plans and particulars which accompany this application have been screened by reference to the Planning and Development Regulations 2001 (as amended), as set out below: -

- The Site Location Map has been prepared to a scale of 1:1000 and is coloured so as to identify the site to which this application relates in accordance with the requirements of article 22(2)(b).
- The site notice positions (2 no.) are shown clearly on the OS Plan / Site Location Plan in accordance with the requirements of article 22(2)(c). The positions are conspicuous and meets the requirements of article 19(1)(c) in being on or near the main entrance to the application site from a public road and at the site itself (as was deemed acceptable under the 2021 application).
- The Proposed Site Layout Plan is to a scale of 1:200 as per article 23(1)(a) which requires that it be produced at a scale of not less than 1:500 (see Drawing PL02). It indicates the location of the proposed development in the context of buildings, roads, boundaries, percolation areas, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates. This plan also indicates the level and contours of the land in accordance with article 23(1)(c) as well as the distance of the new dwelling from the boundaries of the site in accordance with article 23(1)(f) of the Regulations.
- The Existing Site Layout Plan is to a scale of 1:200 as per article 23(1)(a) which requires that it be produced at a scale of not less than 1:500. It indicates the location of the existing property and garage to be demolished in the context of buildings, roads, boundaries, percolation areas, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates. This plan also indicates the level and contours of the land in accordance with article 23(1)(c) as well as the distance of the existing dwelling from the boundaries of the site in accordance with article 23(1)(f) of the Regulations.
- All other plans, elevations and sections are drawn to scales not less than 1:200 (primarily 1:100 in this instance) as per article 23(1)(b) (see Drawings PL04 and 05). These include plans, elevations and sections of the existing domestic garage that is proposed to be demolished as part of this application. This is clearly indicated to illustrate the elements to be demolished in accordance with article 23(e)
- Drawings show the levels pertaining to the site. Floor levels are shown on all plans, sections and elevations of the proposed development. All levels are relative to Ordnance Survey Datum in accordance with article 23(1)(c).
- The drawings indicate the contiguous elevations of the proposed development and sections through the site as per article 23(1)(d) (see Drawing PL06).
- All floor plans and elevations of the proposed dwelling clearly distinguishes the new works proposed in accordance with article 23(1)(e) of the Regulations.
- The principal dimensions including height of the various elements of the proposed dwelling, including overall height and the site are indicated on the plans, elevations and sections as lodged with this application in accordance with article 23(1)(f).
- All OS mapping is appropriately identified in accordance with article 23(1)(g).
- The north point is indicated on all relevant maps and plans, in accordance with article 23(1)(h).

In addition to the plans sections and elevations prepared in accordance with the Statutory Regulations, and which are required to confirm the nature and extent of the proposed development, this application also

includes plans, elevations and other particulars that are intended to be for the information of the Planning Authority, and to assist in its determination of this application. These are primarily for information purposes, to enable the Planning Authority to fully assess the subject application as currently proposed.

The legal interest of the applicant in making this application is fully set out in the application package. The applicants are in full ownership of the overall subject lands. There are no protected structures or proposed protected structures, within the meaning of the Planning and Development Act 2000 (as amended), situated within the boundaries of the application site. Similarly the application site does not lie within an architectural conservation area or an area specified as an architectural conservation area. For these reasons the provisions of article 23(2) of the Regulations do not apply.

2. Description of the subject site and vicinity

The subject site of 0.245 ha. is located at "The Muddies", that is located to the south of a private lane off the western side of Whitechurch Road in Rathfarnham. We draw the Planning Authorities attention to the fact that the red line associated with the new application is larger than the previous application under Planning Ref. SD21A/0303 and now includes the existing dwelling and its ancillary garden area and the existing on-site waste water treatment system (see below).



Aerial view of the application site (Source: Google Maps)

The existing two storey dwelling with dormer style roof and window to the side, is accessed from the north-east of the site off the private laneway and contains a hard core parking area to the front and to the east side of the house, with a single storey garage (to be demolished) located to its immediate south-east. The house has a large extensive rear garden that contains its existing waste water treatment system to the south-west of the existing house. The design and style of the detached house has a pitched roof over and an overhanging roof over wooden columns to the front, with a brick finish at ground floor, and a smooth rendered finish at first floor level. The large site is enclosed by a high evergreen hedge to the east and south; as well as further planting to the west.

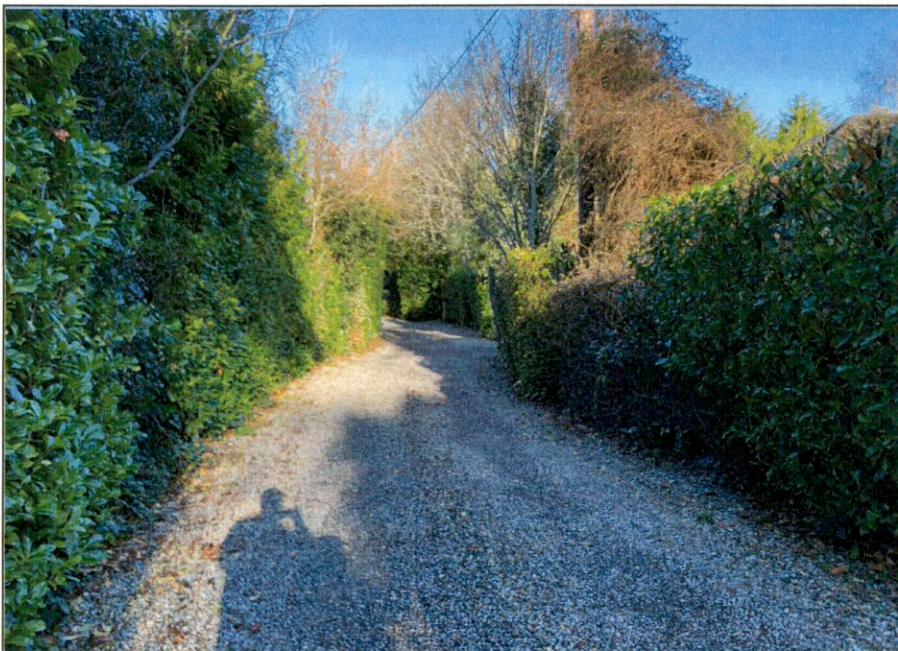
The site is bound by an existing dwelling of similar design and its associated amenity area to the north-west; by the Whitechurch National School, and a detached single storey dwelling (Neadog) to the north and north-east. It is notable that the school is accessed from an access point some 110m north of the access off the Whitechurch Road onto the private laneway that provides access to The Muddies. Two other detached dwellings have their individual access points onto the Whitechurch Road in between these access points. A large detached dwelling (Grange Orchard) and its grounds bounds the site to the east and south-east with its access off the private laneway located c. 20m set-back from the Whitechurch Road junction and with a significant pull in area to its front gates. A partly constructed dwelling is located to the south-west of the site.

The wider site environs includes Marlay Park (to the north and east), Edmondstown Golf Course (to the north of the site).



Front elevation and garage to be demolished of The Muddies from private laneway

The private laneway provides access to four houses in total. The laneway is bound by planting either side but is generally wide enough to facilitate two cars to pass with passing areas clearly defined. The laneway is surfaced in compacted gravel that with its dimensions ensures that it limits speeds to being very low along this stretch of roadway. We note that the existing access point from the subject property is deficient in terms of sightlines to the east and this will be addressed under this report. There is however no evidence or history of this having resulted in any accidents along the laneway.



View along private laneway looking north-west towards the application site (on left)

The Whitechurch Road has a speed limit of 50kph to the south; and 30kph to the north of the entrance to the private laneway. Whitechurch Road is demarked by a single white line that does not facilitate passing, and includes a speed bump some 30m to its south.

The site is subject to zoning objective 'RES' within the South Dublin Development Plan 2016-2022 and the recently adopted South Dublin Development Plan 2022-2028 that will come into fruition in August 2022, and has the objective 'To protect and/or improve residential amenity'.

3. Description of the proposed development

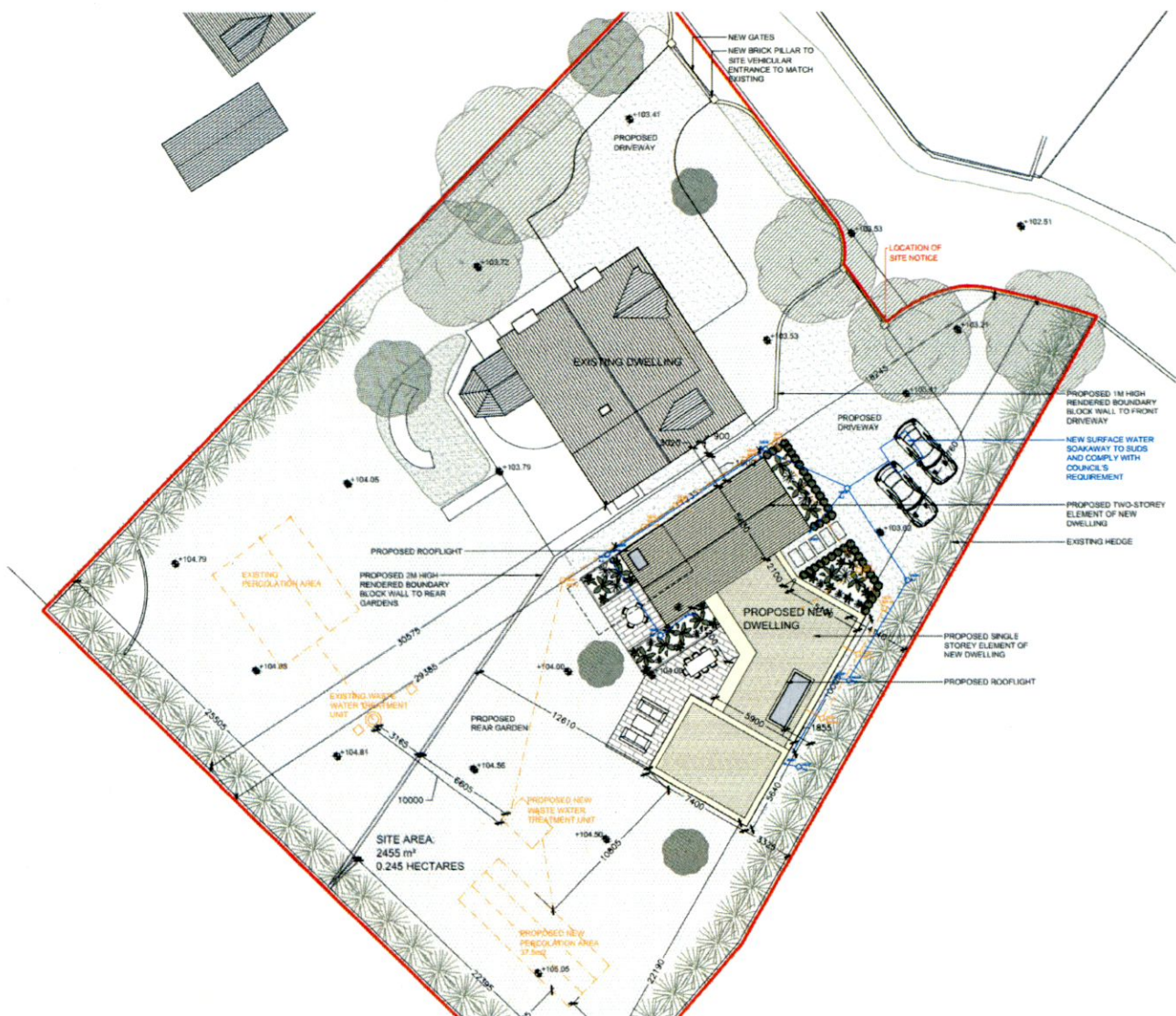
The proposed development provide a new dwelling within the subject site, the proposal includes for the demolition of the existing garage associated with the existing dwelling within the site. It is proposed to replace the garage with a new part one storey part two storey, 3 bedroom dwelling within the side garden of the existing dwelling.

The new dwelling is designed in two parts with its side elevation sitting parallel to the side elevation of the existing house, and its front gable of the two storey element sitting in alignment with the front elevation of the existing dwelling. The distance between the existing and proposed dwellings has been increased under this application and is fully detailed in section 4 of this report.

The ground floor of the new dwelling includes an entrance hall off which there is the master bedroom and a living room within the ground floor of the two storey element, and a large open plan kitchen and living space within the flat roofed single storey element. There are two double bedrooms at first floor level, each with ensuites.

The overall site will be roughly split into two with the existing entrance forming the new vehicular entrance and gateway to the new dwelling. The existing dwelling will be served by a new entrance and gateway off the private laneway that will be created to the west of the laneway frontage. Each of the dwellings will be served by two car parking spaces.

A new onsite waste water treatment facility is proposed for the new dwelling. Full details of this, and the system proposed are submitted by O'Reilly Oakstown Environmental. The system is designed to be at least 10m away from the existing system serving the existing dwelling, and an adequate distance to the boundary of the site.



Extract from proposed site layout plan prepared by DMVF Architects

The application also proposes new surface water soakaway to comply with the requirements of the Council; and will connect to the existing water supply along the laneway that extends from Whitechurch Road. The proposal has sought to minimize the removal of hedgerows or trees, in total 4 ornamental trees are to be removed and to mitigate this, the applicants are providing new landscaping and planting of new trees in the vicinity of the new dwelling.

As part of the response to the previous decision, as well as moving the new dwelling further from the existing dwelling, it is also now proposed to wrap the first floor of the new dwelling in oiled, vertical timber cladding, with a rendered finish to the ground floor of the two storey element and wrapping around the top of the single storey element that will have a brick finish at a lower level. To help to further integrate the design and form of the new build with the form of the existing dwelling, it is proposed to externally insulate the existing house, and finish it in a plain painted render finish at ground and first floor level. These changes will help to visually integrate the new dwelling with the existing and address the suggested request for Additional Information to address this issue under the original application.

The proposed development will result in the creation of a high quality modern dwelling and living spaces which meet current standards, and comply with Building Regulations. Details of the design concepts and specifications relating to the proposed dwelling are set out in the Design Statement prepared by DMVF Architects which forms part of this planning application.

The existing south east boundaries that consist of tall hedges are to be maintained, a new block wall is proposed to the boundary with the existing dwelling. DMVF Architects can confirm that the new wall will be 1m in height to the front and 2m high to the rear.

The new dwelling has been designed in such a manner that the proposed two-storey element is modest, it forms a gable while the single storey element adopts a more contemporary form with a flat roof that protrudes over the rear glazed areas of the proposed dwelling. The flat roof is broken into two different heights and to ensure the overall height of the proposed dwelling is not dominating in nature within its context (we refer the Planning Authority to the elevations for context). The narrow width of the gable, and its cladding at first floor, is an appropriate response to the roof of the existing dwelling; the ridge of the proposed roof being c.1500mm below the ridge of the existing dwelling.

Visual impact

Having examined the documents relating to the previous application on part of the subject site, we note that there was no concerns expressed or set out in the reasons for refusal relating to visual impact of the proposal. The proposed dwelling has been skillfully designed by DMVF Architects to sit comfortably within the subject site, the new dwelling is well integrated into the subject site, its existing landscaped garden and the existing dwelling therein. The new dwelling will have the benefit of the existing mature screening provided at the existing boundaries to the east and south. The proposed development includes landscaped areas as part of an overall landscape strategy as outlined in the drawings by DMVF Architects. With these factors considered the predicted visual impact of the proposed development is considered to be negligible in this instance.

The proposed dwelling has been designed in order that it integrates with the existing dwelling in terms of its form and the material selected (as set out in the Design Statement prepared by DMVF Architects). The overall height of the new dwelling is lower than the existing dwelling. With these factors considered the predicted wider visual impact of the proposed development would be assessed as being neutral, whilst the nearby views of the improved dwelling would be considered positive in nature.

Sustainable design

The Project Architects have confirmed that the sustainable design of the proposal will ensure air tightness, appropriate use of glazing, insulation and efficient heating. We respectfully submit that such a sustainable approach to design, where buildings constitute the majority of local energy demand, will ensure a significant move towards providing a sustainable form of development on the subject site. It is also proposed to minimize construction waste as part of the proposal. The overall scheme will be integrated within the existing and natural setting of the site, as indicated above, ensuring that the subject proposal conforms to the Planning Authorities requirements for side garden dwellings and infill dwelling as per section 13.5.8 of the new South Dublin County Development Plan 2022-2028 that will come into effect in early August 2022, and will be the statutory plan in place when assessing this application.

Proposed waste water treatment system

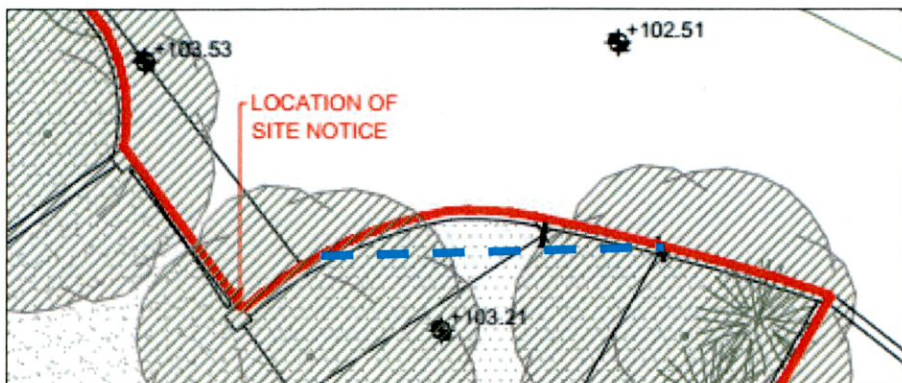
We note that one of the reasons for refusal issued in relation to the previous proposal Planning Ref. SD21A/0303 related to a lack of information in relation to the on-site waste water proposals. The existing dwelling is served by a septic tank as shown on the drawings prepared by DMVF Architects.

The new application now before the Planning Authority includes the provision of a new on-site waste water treatment system to serve the new dwelling. The new system has been designed to comply with the EPA Code of Practice June 2021. The proposed location of the system has had regard to any nearby groundwater source, the groundwater as a resource and the vulnerability of the underlying groundwater as well as the existing adjoining dwelling and its associated on site waste water treatment system. We refer South Dublin County Council to the enclosed reports and drawings relating to the proposed on site waste water treatment system prepared by Trinity Green Environmental Consultants, the Torque Consultancy drawing, the report prepared by O'Reilly Oakstown Environmental Report which identifies that a BAF 6 PE Wastewater Treatment system is proposed and appropriate for the new dwelling.

Vehicular Entrance arrangements new entrance to existing dwelling

The applicant and the design team has carefully considered the reasons attached to the refusal of the previous development proposals at the subject site (which are discussed in section 4 of this report). The current proposal provides for a new vehicular entrance for the existing dwelling. The new dwelling will utilize the existing vehicular entrance within the subject site. The current proposals have been the subject of review and assessment by Martin Peters and Associates Consulting Engineers, full details of the compliance of the proposals with DMURS, sight line requirement and compliance with the Development Plan are set out in the Technical Note.

We respectfully submit that if the Council are mindful that the existing entrance sightlines are required to be improved onto the laneway, that this can be done entirely from within the site by setting back the front boundary wall for a short stretch of the laneway as per the blue line on the drawing below. This has not been proposed under the application given that the entrance is already used in a safe manner by the existing house. This would provide a net traffic gain in terms of access onto the private laneway in terms of traffic safety. The Technical Note concludes that there are no traffic or transportation reasons why this proposed development should not be permitted.



4. How this proposal addresses the reasons for refusal under Planning Ref. SD21A/0303

Permission was refused for a dwelling and all associated elements on part of the subject site under South Dublin Planning Reg. Ref. SD21A/0303 on 12th January 2022. The proposal related to the demolition of the existing garage and construction of a part single, part two storey 3-bedroom detached dwelling in side garden of existing dwelling; associated rooflights; new vehicular entrance with new pillar and gate; all ancillary site and landscaping works.

The Planning Authority refused permission for 3 no. reasons as follows. In the case of each reason for refusal the applicant and the design team have given careful consideration to the new proposals now before the Planning Authority and have addressed each of these below (in summary):

Reason 1

"This proposal provides for additional traffic movements on a substandard private laneway off Whitechurch Road and would set an undesirable precedent for further similar developments in the area. The proposed development would represent an intensification of use of the substandard road network and would endanger public safety by reason of traffic hazard. Due to said endangerment to public safety and traffic hazard, the development would contravene the 'RES' land-use zoning objective for the area under the South Dublin County Development Plan 2016 - 2022, which reads, 'To protect and/or improve residential amenity.' Furthermore, the Planning Authority is not satisfied that the proposed vehicular access is safe, and is likely to give rise to traffic hazard".

Response

The applicant has commissioned a specialist traffic and transportation engineer to assess the proposals at the subject site. We refer the Planning Authority to the enclosed Technical Note prepared by Martin Peters and Associates Consulting Engineers which should be read in full with this planning report. To inform the response to this matter an Automated Traffic Counter was installed on Whitechurch Road adjacent to the access onto the private laneway. This indicated that the 85th percentile of the recorded vehicle speeds were 41.58kph northbound and 42.30kph southbound, which reflects the transition between the 30kph and 50kph speed limits either side of the entrance on Whitechurch Road. This informed the required sightlines, and we refer the Planning Authority to the findings of the technical note which states in sections 5.1.5 – 5.1.8 that:

"Planning permission was refused by South Dublin County Council (SDCC) on 12th January 2022 for a similar level of development on the site where both residential dwellings (i.e. the existing and the proposed) would be accessed via the existing access. The level of visibility at the junction of The Muddies/Whitechurch Road and at the previously proposed access were a concern to SDCC.

A visibility splay of 2.4m x 40m is available at the junction of Whitechurch Road and The Muddies, which accords with the guidance in DMURS, and thus the level of visibility available is acceptable.

Moreover, it is our professional view that the existing junction is capable of catering for the additional traffic associated with the provision of one residential dwelling at the site and will not create a road safety hazard at this location or have an adverse effect upon road safety in general.

The required visibility splay at the two proposed access points is 2m x 14m is achievable if the existing/proposed walls are repositioned or reduced in height, which is a matter that could be conditioned should planning permission be granted."

We note that the latter point is set out on the bottom of page 7 of this report. We respectfully submit that as concluded by Martin Peters and Associates Consulting Engineers that there are no traffic or transportation reasons why this proposed development should not be permitted.

We respectfully submit that the findings of the Technical Note are clear in that the application now before the Planning Authority has comprehensively addressed the reason no. 1 of the refusal under Planning Ref. SD21A/0303 and that the proposal would not endanger public safety by reason of a traffic hazard.

Reason 2

"The subject site is proposed to be serviced by an onsite treatment system. The application does not include information required under article 22 (c) of the Planning and Development Regulations 2001 as amended, on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed, where it is proposed to dispose of wastewater other than to a public sewer. In addition, the provision of an individual treatment system at this location is contrary to Section 11.6.1 which outlines that new developments will be required to utilise and connect to the public wastewater infrastructure, where practicable. There is therefore a risk of water pollution arising from the disposal of waste water on the site, and a grant of permission at this time would be prejudicial to public health, contrary to the Development Plan and the proper planning and sustainable of the area".

Response

Having regard to reason no. 2 of the refusal, an onsite waste water treatment system is proposed for the new dwelling within the subject site. We refer the Planning Authority to the enclosed documentations prepared by suitable qualified specialists in the area of on-site waste water treatment systems which identify that a

suitable onsite waste water treatment system which complies with the EPA Code of Practice (2021) can be delivered within the subject site and that there is no risk of water pollution arising. The applicant has enclosed the following for the benefit of the Planning Authority:

- Trinity Green Environmental Consultants (report by Dr. Bolton)
- Completed EPA Site Specific Assessment Form – inputs by Dr. Bolton
- O'Reilly Oakstown Environmental Report

On the basis of the enclosed documents relating to the proposed onsite waste water treatment it is considered that the concerns sets out in reason for refusal no. 2 can be set aside by the Planning Authority (based on the availability of the enclosed technical documents submitted with the new application). The proposed development complies with the requirement of the Planning Authority and the EPA in terms of onsite waste water treatment. We urge the Planning Authority to grant permission on that basis.

We note having reviewed section 11.6.1 of the former County Development Plan that this relates to Water Management rather than the provision of Waste Water Management. This is dealt with under section 13.5.9 of the recently adopted County Development Plan that will become the statutory plan in early August 2022. We submit that the submitted details fully conform with the requirements of Article 22 (c) of the Planning and Development Regulations 2001 as amended. The newly adopted Plan states that rural houses such as this, albeit on residentially zoned lands, must comply with the requirements of the EPA's Code of Practice for *Domestic Wastewater Treatment Systems (Population Equivalent <10)*, 2021. These details are provided fully in accordance with the requirements of the new County Development Plan. We note that there is no public sewerage network system in the area, or within feasible connection distance to the site, and therefore the provision of a wastewater treatment system, as proposed, is the only viable option in this instance that is fully in accordance with Development Plan policy.

Reason 3

"The application does not include information on the proposed layout of watermains on the site and as such, the proposed development is contrary to proper planning and sustainable development of the area."

Response

The application before the Planning Authority includes details of the proposed layout of the watermains on site, and its connection to the public system along the public road of Whitechurch Road. We refer the Planning Authority to drawing no. TCEL D06 – C001 prepared by Torque, Consulting Engineers. We submit that the details provided are more than adequate for the Planning Authority to make an informed positive decision in respect of all aspects of the proposed development; and that the proposal as now presented is fully in accordance with the proper planning and sustainable development of the area.

5. Statutory Planning Context

South Dublin Development Plan 2022-2028

We note that under the new County Development Plan, developments, such as this within the side garden of an existing house, must be considered having regard to section 13.5.8 of the Plan that relates to 'Corner / Side Garden Sites'. We can confirm the following in relation to the current proposal:

- The site is of sufficient size to accommodate the additional dwelling, and that an appropriate set-back has been achieved from the existing dwelling on site. It is noteworthy that this has increased from 2m under the refused 2021 application, to 3m under the current application. The separation distance, and change to the elevational treatment and fenestration arrangement has ensured that the visual amenity of the area, and the adjoining house is maintained;
- As this is not a corner site there is no requirement to have a dual frontage to the design of the new house;
- The new house is designed and sited so that its primary front elevation created by the gable ended two storey element matches that of the front building line of the existing house, with the single storey element of the new house, set-back and angled to run in parallel with the boundary to the east in a dog-leg type formation.
- The architectural language of the new infill house has been modified to address the comments of the planning officer under the previous application. As well as being positioned further away from the

existing house, the use of vertical wood cladding, and change to the front fenestration treatment at first floor, plus the proposed external insulation of the existing house, and its finishing in a painted render, and thus removing its brick finish at ground floor, will enable the new house to be visually integrated with that of the existing house and local area that possesses a wide variety of house types and designs. The contemporary and innovative approach to the design ensures that it responds to the local context.

- Both the new and existing house will have significantly above the minimum private open space requirements that are south facing; with the new house meeting all other relevant standards of the County Development Plan.

The appropriateness of the revisions to the design, whilst subtle, are clear in ensuring that the new house meets the required design standards for side garden developments such as this, as is evident below.



6. Conclusion

We respectfully submit that the proposed innovative design has had full and detailed regard to the previous refusal of permission for a side garden dwelling on this site under Planning Ref. SD21A/0303. We submit that all of the reasons for refusal have been comprehensively addressed by way of the new application within the extended subject site.

We submit that in particular the detailed technical note by Martin Peters and Associates, and the revised access arrangement to the two houses (existing and proposed), will, with the informed sightlines required to facilitate safe access, via the existing access onto Whitechurch Road, will ensure that the proposal will not result in a traffic hazard.

We submit that the new dwelling is both acceptable in principle, and has been designed to ensure that there is a sense of harmony in the architectural treatment of the existing dwelling and the new dwelling, while providing a contemporary new dwelling within the subject site. In this regard the proposal complies with section 13.5.8 of the South Dublin County Council Development Plan 2022 -2028 relating to side garden dwellings.

We respectfully submit that the proposed development, as now presented, has fully addressed the reasons for refusal under Planning Ref. SD21A/0303; as well as being in accordance with the proper planning and sustainable development of the area.

The proposal will ensure that the nature and extent of the proposed dwelling is complementary, visually attractive, and bring an interesting variety of detail into the built form of this area (which it is acknowledged by the Planning Authority has no singular dwelling type) without compromising the existing dwelling within the site, adjoining dwellings and the established character of the area.

In conclusion, for all of the foregoing arguments, reason and considerations, South Dublin County Council are invited to assess the subject application on its own individual merits and to grant planning permission for this development on the basis that by its nature and extent, the proposal would conform to strategic and statutory planning policy and the provisions of the statutory Development Plan and is therefore fully in accordance with the proper planning and sustainable development of this area including the preservation and improvement of amenities thereof.

We would be pleased to supply any further information as required and look forward to a favourable decision on this application in due course.

Yours faithfully,

A handwritten signature in black ink that reads "Anthony Marston". The signature is written in a cursive style with a large initial 'A' and 'M'.

Anthony Marston (MIPI, MRTPI)
Marston Planning Consultancy

