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15th July 2022

Ref: Planning Application

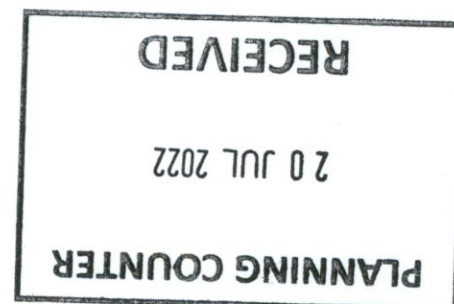
for domestic works at 2 Killakee Court, Firhouse, Dublin 24
for Gavin & Suzanne Finnegan

To whom it may concern;

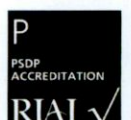
Please find enclosed Planning Application for the above-mentioned application.
Six Copies of the required information has been provided.

Documents included are:

- 6 Copies of OSI Site Location Plan
- 6 Copies of Architects Planning Drawings
- 1 Copies of Newspaper Advertisement
- 1 Copies of Site Notice
- 1 Application Form
- 1 Cheque for €34.00 being the correct fee



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Design Rationale

Description of proposed works:

(1) first floor extension over previously granted porch extension (SD18B/0186) with apex roof to face entrance, (2) conversion of existing attic space to non-habitable space with alterations from hipped roof to apex roof facing public green, (3) flat roof dormer to rear and all associated site works.

Previous planning history:

Planning was sought for 'Single storey porch and living room extension to front, replacement of existing full hip roof to side with new dutch hip incorporating attic conversion with dormer windows to rear'. This application was granted by way of an additional information request. The additional information requested that the dutch roof profile be removed and a dormer be erected to the hip side of the roof overlooking the green and the dormer be reduced to the rear.

Architects design rationale:

Killakee and the surrounding areas are typically two-storey semi-detached dwellings with hipped roofs and painted rendered walls. However there is still quite a variety in house types and roof types in the near locality. Many of these roofs have been changed from their original form to either Apex or Dutch-hip/Mini-hip.

The applicant has accepted the previous applications decision and has given us a design brief to substantially change the design from the previous initial design and its subsequent approved Further Information granted version as the previous grant does not give them what they want in terms of space and the aesthetics. There are no known dormers built to hips in the immediate vicinity that would be in prominent positions from the public through roads. These roads are Ballycullen Drive & Ballycullen Avenue in this instance.

The South Dublin extension Design Guide states;

'Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.'

We do know that this is a guide and it states 'rarely' not never. There are numerous raised gable with dormers (some apex some with Mini hip) within 500m of the applicant's property. Below are a list of these granted applicants which we feel could be deemed to have set a precedent. Please note all of these are visually prominent from the main through roads of Ballycullen Drive & Ballycullen Avenue.

Visible from Ballycullen Drive:

SD20B/0487 - 5 Killakee View

SD20B/0390 - 3 Killakee Gardens

SD19B/0258 - 11 Killakee lawns

SD21B/0105 - 37 Killakee Park

SD21B/0172 - 39 Killakee Park

SD07B/0107 - 159 Woodlawn Park Drive**

** granted prior to applicants initial 2018 application remainder were after.

Visible from Ballycullen Avenue:

SD21B/0151 - 31 Killakee Park

SD22B/0096 - 27 Killakee Park

SD18B/0341 - 21 Killakee Park

SD18A/0151 - 1 Carriglea Ave

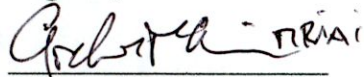
As detailed at the beginning of this section the applicant has accepted the previous decision from the Planning Authority and would respectfully request that this application is reviewed in its new form, which we feel is substantially different to the previously submitted application i.e. front apex roof extension to 'box-room bedroom' & roof profile is apex rather than 'dutch hip'.

This new design now allows No. 2 Killakee Court to bookend the street which is mirrored across the public green with Carriglea Avenue which also is bookended with an apex roof on No. 1a Carriglea Avenue. Please see cross section through the public green showing the Vista along Bally Cullen Avenue with both properties complimenting each other's form. See Drawing No: 21-XO-PA-1106.

The applicants are looking to find an acceptable middle ground with the Local Authority and with this new design we are optimistic that we have found some. We are of course willing to alter the design if the raised gable is granted, this could possibly be done by way of condition.

We hope you have all required information to provide a positive decision, but should you have any queries or require clarification please do not hesitate to contact me on 0877579329.

Regards,



Graham McNevin MR/AL.PSDP
0877579329