

FABERLOUS

CRO No. 619967, Suite 21, 20 Harcourt Street, Dublin 2.
Web: WWW.FABERLOUS.COM Email: info@Faberlous.com Phone: +353 (01) 437 2307

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

Land Use Planning & Transportation

15 AUG 2022

South Dublin County Council

12th August 2022

**RE: REQUEST FOR FURTHER INFORMATION SD22B/0261
22A MAIN ROAD, TALLAGHT, DUBLIN 24.**

A Chara,

As per South Dublin County Council F.I request dated 28th July 2022 in relation to the above named application, we wish to respond as follows,

1. Design Considerations:

(a) In terms of visual impact on the adjoining house to the west (No. 22), the applicant has not supplied adequate contextual rear elevations to allow assessment of the impact of the rear extension. Given the depth of the extension and the nature and height of the roof treatment, there is a risk that the proposed development would result in loss of aspect and would be visually dominant and overbearing. Rear contiguous elevations should show the relationship and potential impact to the adjoining house, and the applicant should provide this as additional information. (b) The proposed ridge height which is higher than two of the existing first floor rear windows by 0.4m, and would be located 3 metres beyond the rear elevation of the house which is not acceptable to the Planning Authority. This particular design approach increases the visual impact and potential loss of aspect to the adjoining house, whilst also creating a natural drain towards the new join between the extension and the main building. The ridge height should not exceed the height of the existing first floor rear windows at 3.5m and additional information is required to demonstrate this. The applicant is requested to reconsider the proposed roof treatment given the potential to mitigate the impact on the adjoining, and consider also any impact on aspect and views from the 1st floor rear windows of the subject property.

Response:

On foot of the Council's concerns regarding the design of the roof structure to the rear extension, in particular the ridge height of same, we instead propose a more traditional lean-to as advised by the Council, with a standing seam aluminium finish which has an overall height .5M lower than the original proposal and so is a far less dominant feature to said proposal,

(Drawing P2A)

Taking the above approach into account, we have now shown the requested contextual elevation to the rear of the property which demonstrates its relationship with the neighbouring dwelling to the West (No. 22). As the proposed roof structure to the rear extension will now descend in one single slope from below the first floor sill height, we believe the proposed rear extension will not be overbearing in nature and will have no negative impact on neighbouring dwellings.

(Drawing P3A)

2. Pool Room and Trees.

(a) The applicant is requested to provide a survey of the existing trees in close proximity to the proposed structure. The applicant should demonstrate the need for removal of any such trees, or the need for any root barriers and root protection measures to (a) protect the structure from nearby trees, and (b) ensure the works do not result in unintended loss of trees. Section drawings should be provided as appropriate. (b) The applicant is requested provide a proposed replanting schedule to show how the ecological features on the site can be restored or enhanced, and any losses mitigated against. (c) The applicant is requested to reconsider the siting or scale of the structure; a shift away from the rear boundary may significantly ease the construction and protection of the structure and trees.

Response:

Prior to our engagement with this project, much of the existing planting to the rear garden had already been removed during a general clearing of the property immediately after its purchase in early 2022. The main reason behind our client's decision to do so was due to the overbearing nature of many of the existing shrubs/trees which cast substantial shade in not only our client's site but also in each of the adjoining gardens. It is proposed that the new planting is more suitable to a Suburban garden than what it replaces, and due to its lesser height even after maturing will have less of a visual impact on the Client's property and those of their neighbours. (Please see landscaping Plan P4A)

The location of the Pool Room structure is dictated largely by the position of the existing pool which there is no changes proposed to as part of the application. We also note that the adjoining garden at the rear of the site (17 Bancroft Park), has an existing storage structure immediately next to the rear garden wall and so the similar positioning of the Pool Room is both most practical and wholly sympathetic to neighbouring properties.

Please see Photo A1, A2, A3 and Drawing P4A

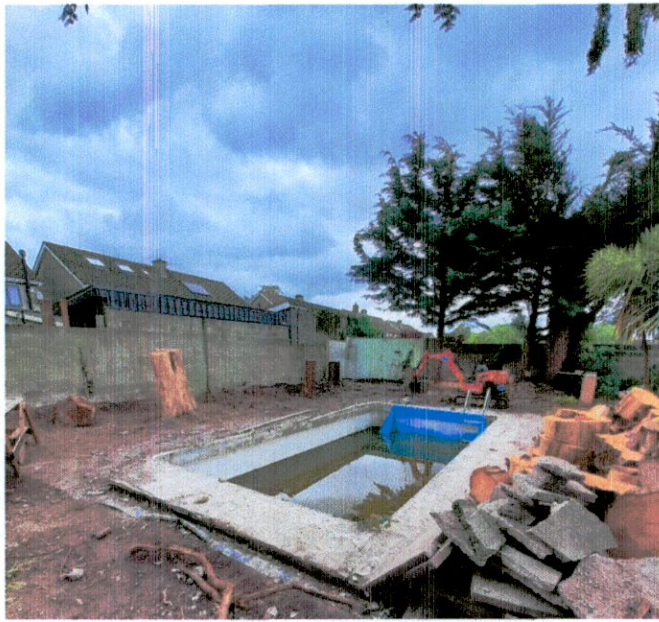


Photo A1 (Looking to the East)

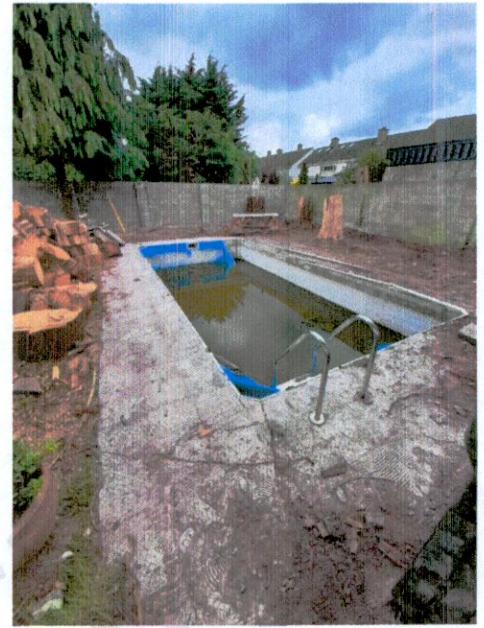
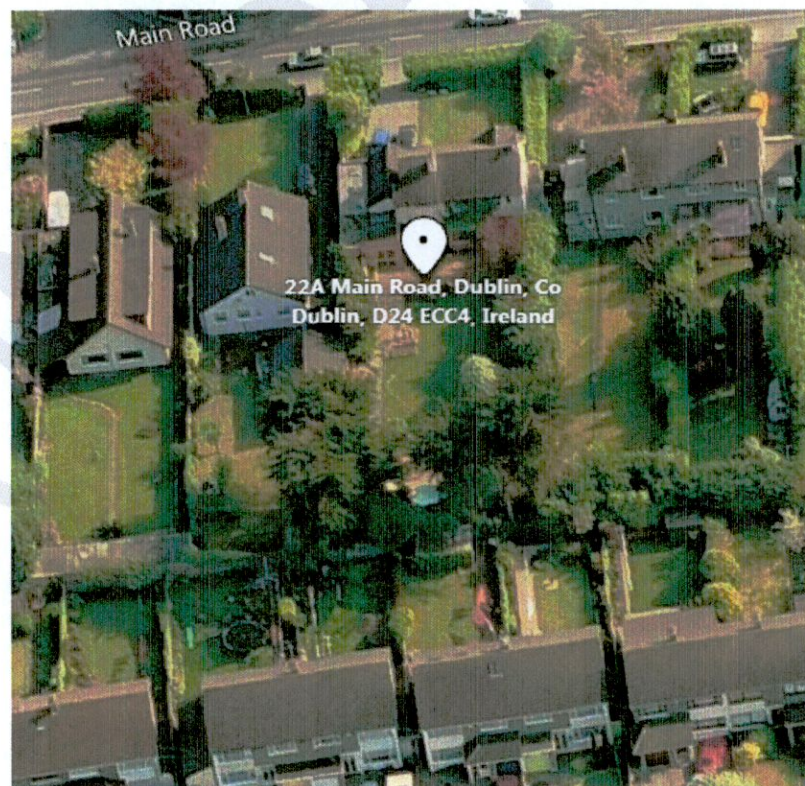


Photo A2 (Looking to the West)

Existing Pool and Site clearance prior to Planning application submittal (mature trees seen in photo to be retained)



**Photo A3,
Substantial overcasting evident in satellite images of site prior to clearance.**

3. If the water for the pool is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water.

Response:

The Pool shown to the rear garden is a pre-existing structure and is not proposed to be altered in size or water capacity in any way, as such its feasibility is a known element. The proposed enclosure will protect the pool from the weather and as such when filled the pool will not require draining/cleaning as frequently as it would if left exposed as it is currently, thus the enclosure is an eco-conscious benefit.

4. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following: Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete

Response:

A topographical survey of the site indicates that the site is generally flat with a maximum difference between the highest and lowest point being 0.5m. The Greater Dublin Strategic Drainage Study (GDSDS) and ORIA Design Manuals C697 and C609 have been used to design the surface water drainage system within the site. Please see proposed Site Plan P4A in which we have shown the following features which have been designed in accordance with ORIA documents C697 and C609 as follows:

- Rainwater butts will be incorporated into the surface water drainage for both the main dwelling and the separate Pool Room, this water will be harvested for use in the garden.
- No hardstanding is proposed to the front or rear of the property. The Driveway and Rear Patio will both be permeable paving, footpath from Rear Patio to Pool Room will be permeable decorative gravel, i.e. Porous surfacing which can treat rainwater, at source, and allow infiltration through to an underlying porous subbase where water can be stored within the voids of the subbase before being slowly released through natural flow via the porous medium.

(Drawing P4A)

5. The applicant should submit details of any proposed soakaway including soil percolation test results, design calculations and dimensions for the proposed soakaway. The applicant should submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. The applicant should submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be: i) At least 5m from any building, public sewer, road boundary or structure. ii) Generally, not within 3m of the boundary of the adjoining property. iii) Not in such a position that the ground below foundations is likely to be adversely affected. iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain. v) Soakaways must include an overflow connection to the surface water drainage network. Should a soakaway prove not to be feasible, then the applicant should submit the following: a) Soil percolation test results demonstrating a soakaway is not feasible b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

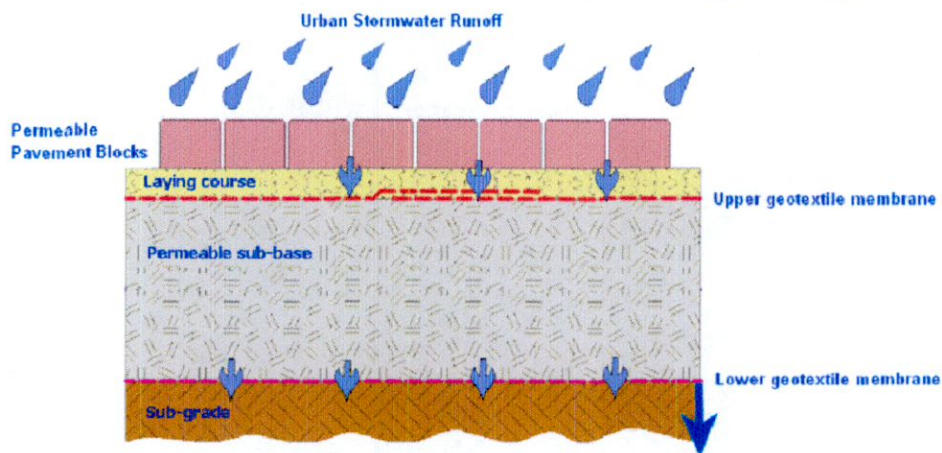
Response:

No soakaways are proposed for the site. There is no history of the site suffering from flooding and with the addition of Rainwater Butts to downpipes servicing the additional roof structures we believe the existing mains drainage servicing the site will remain sufficient.

6. The applicant should confirm the materials proposed for the extended parking area. The proposed car parking area should be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

Response:

As No. 4 Above, the proposed driveway will be constructed in permeable paving on an appropriate sub-base.



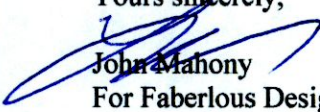
In support of this application we enclose;

6 No. Copies of Drawings

- A1/P1A Existing & proposed floor plans. Scale 1:100.
- A1/P2A Existing & proposed elevations Scale 1:100.
- A1/P3A Contextual elevations, Pool Room Plans/Elevations, Scale 1:100.
- A1/P4A Site Plans (includes SUDS and Landscaping Scale 1:125).

We trust the foregoing is satisfactory and as the size, nature, and positioning of all Proposed Extensions/Pool Room have not been altered from the original application the revisions to the roof structure to Rear Extension and implementation of SUDS features are not deemed to be Significant Additional Information. Should you have any queries please do not hesitate to contact us.

Yours sincerely,



John Mahony
For Faberlous Design LTD

CONFIDENTIAL