

Our Ref: MF/22010

1st September 2022

Planning Department,
South Dublin County Council,
County Hall,
Tallaght, Co. Dublin



Re: PLANNING APPLICATION : No. 5 Shelton Grove, Kimmage, Dublin 12 (D12 K685)

Proposed development will consist of:

- Demolition of existing garage, storage and shed abutting boundary wall, existing chimney, single storey entrance porch to front elevation and single storey extension to rear elevation
- Existing roof to be altered to increase eaves, pitch and overall height, removal of existing hipped element and construction of new gable and associated roof area, new rooflights to front and rear roofslopes and construction of a flat roof dormer extension on the rear roof slope,
- Construction of new single storey extensions to the front/side to replace garage, extension to the front elevation including relocation of the existing entrance and single storey extension to the rear,
- All associated elevational changes, internal alterations, site, drainage, landscaping and ancillary works.

Dear Sir / Madam,

On behalf of our clients, Simon McCartney & Fiona O’Dea, we submit the enclosed for Planning Permission.

Background

The house is located on a site on Shelton Grove, Kimmage. The existing house is in need of upgrade with an extension to the rear and a raised roof with a dormer extension of the rear roof slope to accommodate their needs. The proposed extensions seek to rationalise the existing dwelling, creating a more cohesive, usable internal layout.



Image 01 – Aerial View of the property

SCHEDULE OF ENCLOSURES

Job No. 22010:

'No. 5 Shelton Grove, Kimmage, Dublin 12 (D12 K685)'

- 1 copy of this schedule of enclosures.
- Application Fee cheque
- 1 copy of Cover Letter/ Report
- 1 copy of completed planning application form.
- 1 copy of the site notice dated 01.09.22
- 1 copy of newspaper notice - (Irish Daily Mail) 01.09.22
- 6 no. copies of the following Architect's drawings:

O.S. Site Location Map		1.1000@A4
22010-100	Existing Photos	N.T.S@A3
22010-101	Existing Site Layout Plan	1.200@A3
22010-102	Existing Plans	1.100@A3
22010-110	Existing Elevations	1.100@A3
22010-111	Existing Section & Contiguous Elevations	1.100@A3
22010-200	Proposed Site Layout Plan	1.200@A3
22010-201	Proposed Plans	1.100@A3
22010-202	Proposed Plans	1.100@A3
22010-210	Proposed Elevations	1.100@A3
22010-211	Proposed Sections	1.100@A3

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Site Context

The front of the subject site has a single existing vehicular access and off-street parking for two cars within a driveway. Private residential dwellings with mature gardens surround the site on two sides.

Design Intent

The primary intent is to upgrade the existing structure and rationalise the layout to suits the needs of our clients. This takes the form of the addition of an extension to the rear to create a more functional space as well as a raised roof with attic dormer to make use of the first floor as a master bedroom. It is intended this dormer is subservient to the main roof with windows only where necessary. It is intended that all windows serving WC's be obscured.

Drainage

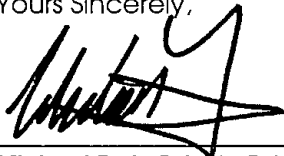
Minimal alterations are proposed to the existing drainage. It is proposed that surface water from the development will connect a new proposed soakaway to be designed in accordance with BRE 365. Should a soakaway be deemed inappropriate by the appointed engineer an alternative sustainable drainage system (SuDS) will be designed and installed in accordance with all guidelines and regulations.

Conclusion

With this carefully considered design, the applicant is seeking to create a modern and habitable family home that better meets their immediate and future needs.

We trust that the enclosed is in order and that favourable feedback can issue at the earliest possible convenience. Should you require any further information or clarification please do not hesitate to contact our office.

Yours Sincerely,



Michael Frain B Arch, B Arch Sc, MRIAI
For and on behalf of **Bright Design** Architects

Encl.

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