

An Dairdubh,
32 Lyons Road,
Newcastle,
Co. Dublin
D22H589
6th October 2022

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght
Dublin 24.



Re: Additional information Response.
Planning Reg, Ref. SD22B/0236
Decision Order Number: 0928
Applicant Anthony & Helen Kelly.
Proposed Development.

**Extension to rear/side of existing dwelling comprising of kitchen, dining, living room.
Utility room and entrance hall including all associated site works.**

Dear Sir / Madam,

Further to your correspondence dated 22th July 2022. Please find enclosed response documents to the request for additional information:

1. The Planning Authority deem there is scope on this site to accommodate a bungalow extension, however it would have to be significantly redesigned and substantially reduced in size and scale. In its present context it is not considered the proposal would have an acceptable impact on visual amenity. Given the above, it is not considered that the proposal meets the requirements of Policy H27. The planning authority has concerns that the proposed extension would fail to appear subservient to the main dwelling and would not

complement it. It is considered that the proposal is an overdevelopment of the existing semi-detached bungalow in size and scale at a current width of 13.6.m along the western side of this Rural site.

(i) the applicant is requested to provide a redesign with a significant reduction in scale and size to lessen the impact of the proposed extension and resubmit fully contiguous, elevational and sectional drawings.

Response:

(i) Please refer to the revised drawings (E), (F), (H), (I), and (J) which deals with all matters of the above request.

2. The planning authority note anomalies in the submitted drawings and the omission of specific details where the rear extension is not joined to the main dwelling. It is considered that the submitted drawings under 'existing site layout' and proposed site layout' are inadequate. Accurate drawings are required for the planning authority to assess the said proposal fully with site levels and entire structures on site. The applicant is requested to submit revised drawings to address the following:

- (i) site levels and contours and the impact of the proposal on the existing landscape.
- (ii) full contiguous/elevational/sectional drawings regarding the redesigned extension with all the existing structures on site.

Response:

(i) Please refer to the enclosed documents (D), (G), and (M) which addresses the above requests.

(ii) Please refer to the enclosed documents (E), (F), (G), (H), (I) and (J) in response to the drawings requested.

* Please find attached, drawings (F) and (H), which indicate specific details where the rear extension joins the main dwelling.


Redesigned drawings.

- A. 6 copies Existing Elevations
- B. 6 copies Existing Contiguous Elevations
- C. 6 copies Existing Floor Plan
- D. 6 copies Existing Site Plan Including Contours
- E. 6 copies Proposed Elevations / Contiguous Elevations
- F. 6 copies Proposed Floorplan
- G. 6 copies Proposed Site Plan Including Contours
- H. 6 copies Section A-A
- I. 6 copies Section B-B

- J. 6 copies Section C-C
- K. 6 copies Standard Details
- L. Copy of Site Notice
- M. Photo montage illustrating the impact of design on the landscape.

We trust the above is in order and look forward to your future response.

Yours Sincerely


Anthony & Helen Kelly