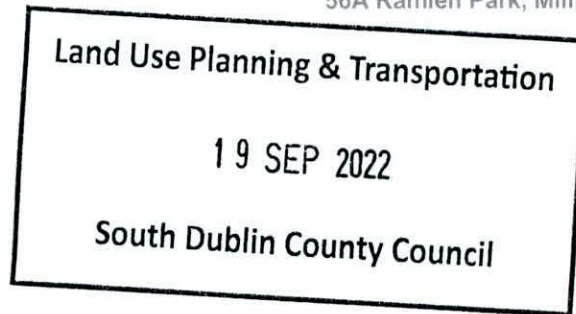


South Dublin County Council  
Planning Department  
County Hall  
Town Centre  
Tallaght  
Dublin 24



19<sup>th</sup> September 2022

Dear Sir / Madam,

**RE: PROPOSED EXTENSION AT 17 ORCHARDSTOWN PARK, RATHFARNHAM, DUBLIN 14 – D14P6Y4**

Permission is sought for an extension to a semi-detached dwelling. Development will consist of construction of first floor side extension with pitch roof, part single storey and part two storey flat roof rear extension, attic conversion with rooflights and PV Panels, widening of vehicular gate, and associated site works.

On behalf of Shamil Chotai and Catherine Houlihan, please find enclosed following planning application documents:

- Completed Planning Application Form
- Copy of Site Notice, which was erected on site on 17<sup>th</sup> September 2022, and location shown on Site Location Plan.
- Copy of Newspaper Notice published in Irish Daily Mail dated 17<sup>th</sup> September 2022
- Planning Application Fee = **€34**
- 6 copies of the following Architectural Drawings prepared by Jakkulla Architecture & Design:
  - 2022-110\_3.0-100 Location Map Scale 1:1000
  - 2022-110\_3.0-102 Proposed Site Layout Plan Scale 1:200
  - 2022-110\_3.0-102 Existing Ground Floor Plan Scale 1:100
  - 2022-110\_3.0-103 Proposed Ground Floor Plan Scale 1:100

- 2022-110\_3.0-104 Existing First Floor Plan Scale 1:100
- 2022-110\_3.0-105 Proposed First Floor Plan Scale 1:100
- 2022-110\_3.0-106 Existing Roof Plan Scale 1:100
- 2022-110\_3.0-107 Proposed Attic Floor Plan Scale 1:100
- 2022-110\_3.0-108 Proposed Roof Plan Scale 1:100
- 2022-110\_3.0-109 Existing & Proposed Front Elevations Scale 1:100
- 2022-110\_3.0-110 Existing & Proposed Rear Elevations Scale 1:100
- 2022-110\_3.0-111 Existing & Proposed Side Elevations Scale 1:100
- 2022-110\_3.0-112 Existing & Proposed Cross Section AA Scale 1:100
- 2022-110\_3.0-113 Existing & Proposed Cross Section BB Scale 1:100
- 2022-110\_3.0-114 Existing & Proposed Front Contiguous Elevations Scale 1:100
- This proposal is exempt from the provisions of the Part V of the Planning and Development Act 2000 (Social & Affordable Housing), as amended, this application is in respect to alterations to a single existing residential dwelling unit (Item 16 on Application Form).

## Site

The site is rectangular in shaped and is approximately 335m<sup>2</sup> in area with off-street parking. Existing dwelling is a semi-detached dwelling accessed off Orchardstown Park to the North, adjacent properties to East and West, and lane / openspace to the South.



## Zoning

Zoning - The site is within an area zoned RES the objective for which is to protect and/or improve residential amenity.

## South Dublin County Development Plan 2016-2022

### Relevant Policies

#### *Section 2.4.1 Residential Extensions*

*Policy H18 Residential Extensions - It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.*

#### *Section 11.3.3 Additional Accommodation, Section 11.3.3 (i) Extensions*

### Proposal

This proposal consists of three main elements – Single storey extension at first floor level to the side over a flat roof, part single storey and part two storey flat roof rear extension, and attic conversion. Site works include landscaping and vehicular gate widening.

There are number of precedents of extensions on Orchardstown Park of similar scale and building over the garage – No.11, No.21, No.22, No.26, and No. 33. The scale of proposed side and rear extensions are in keeping with adjoining building form, and the proposed materials match the main house. We are of the opinion that the proposal is in keeping with its immediate context.



### **Private open space**

The current proposal has circa 126m<sup>2</sup> private open space in the form of rear garden. There is no impact on the remaining usable rear private open space due to the proposed extension.

### **Overlooking / Overshadowing**

The proposed side extension over the garage is in southwestern orientation, and has no impact past midday to the adjacent No.15 Orchardstown Park dwelling, and rear extension is predominantly single-storey and has minimal impact on No.19 Orchardstown Park dwelling. There is no issue of overlooking to the adjoining properties as obscure glazing is proposed to the bathroom windows.

### **Drainage**

The proposal incorporates Sustainable Drainage Systems and is connected to public infrastructure.

We trust the Planning Authority will have regard to the content of this report and the accompanying documentation and drawings when determining this application.

We look forward to receiving a favourable decision in due course.

Yours sincerely,



.....  
Jakkula Architecture & Design