

your ref:

our ref:

date:

22- Sept 2022

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

Proposal: Planning Permission for Alterations to existing hip roof to side to create a Gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with Dormer to rear, frosted window to side gable with roof windows to front roof single storey extension to porch & bay window to front and ancillary works

Site Address: 4 Ashfield avenue, Kingswood heights, Tallaght Dublin 24

Applicant: Karen Donnelly

This planning application is being made for the Planning Permission for Alterations to existing hip roof to side to create a Gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with Dormer to rear, frosted window to side gable with roof windows to front roof single storey extension to porch & bay window to front and ancillary works at 4 Ashfield avenue, Kingswood heights, Tallaght Dublin 24

Design Guidance

The proposed roof attic has been designed of the in keeping with this best practice and in keeping with best available design guidance as follows;

- The design reflects the existing character of its location using sympathetic material finishes and window sizes
- The addition is visually subordinate to the roof slope, enabling a large portion of the roof to remain visible
- The roof materials are proposed to match the existing roof tile colour.
- The roof tiles are proposed to match the existing roof tile colour.
- The new addition is set back from the eaves level to minimise the visual impact and reduce overlooking

There is a strong precedence for similar development within the immediate vicinity of the site within the Wood park area development as follows;

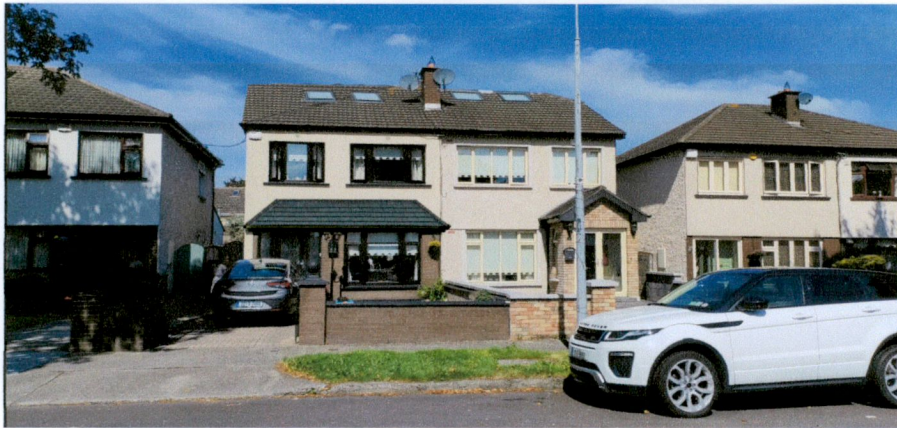
SD17B/0355 5 Ashfield ave

SD18B/0233 10 Ashfield ave

SD07B/1031 27 Ashfield ave



Existing Streetscape



Proposed Streetscape

Conclusion

We propose that the design of the addition to the attic is in keeping with best practice and that it will not injure the amenity of the area or take away from the amenity of the immediate neighbours and as such we recommend that the Planning Authority grant planning permission in this instance.

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEArchitecture Architectural drawings
3. 6 copies of ordnance survey maps
4. 1 copy of the site notice
5. 1 copy of the newspaper advert
6. Completed application form
7. Application fee of €34.00

We trust that the above meets with your approval, and we look forward to your valued response, If you have any questions please don't hesitate to call or e-mail

Joseph English