

9a Wood Farm Drive, Palmerstown, Dublin 20.

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**Planning Department**

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

27<sup>th</sup> September 2022

**Re:** Sub-division of existing site to provide new 4 Bed, Detached, 2 Storey Dwelling with Attic Garden Room and Roof Garden within the Roof Space. Works include cantilever Balcony on East Elevation and Juliette Balcony on North Elevation, Rooflights, Solar Panels, Drainage and Landscaping Works to suit.

**Location:** Greenways, Tubber Lane Road, Lucan, Co. Dublin. K78 P5V9.

**Job No.** 21.159/C.01/AM

**Applicant:** Aidan & Dyma Coss

**Your Ref:** Pre-planning PP129-21 -16<sup>th</sup> March 2022

To whom it may concern,  
Please find enclosed, Planning Application in respect of the above development. The Applicants Aidan & Dymna Coss are the owners of this site which totals 2890m2 comprising a Dormer Bungalow style dwelling with hipped roof to roadside and Dutch hip at rear with detached Shed/Storage area.

Aidan and Dymna find such a large property too much to maintain now that they are retired and looking after grandchildren. They raised their three daughters, Eadaoin, Fiona and Una at the subject property and it is their wish to subdivide this exceptionally large site to provide for their daughters. This would allow them to downsize and provide their daughters with affordable homes given the current housing crises.

The site is Zoned RES To protect and/or improve residential amenity in SDCC Development Plan 2022-2028 Development Plan and it is our opinion that the proposed development meets the objectives of the development plan especially: -

**South Dublin Co. Co. Development Plan Policy Objective**

**H13 Objective 3:**

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 13 Implementation and Monitoring.

**H13 Objective 2:**

To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 13 Implementation and Monitoring

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The breakdown of the development complies with the Guidelines as follows:-

Existing Property Pre-Development	Site Area	2890m <sup>2</sup>
Existing Dwelling Post-Development	Site Area	2287m <sup>2</sup>
Existing Dwelling	Floor Area	255 m <sup>2</sup> excl Shed
Existing Dwelling	Private Open Space	70m <sup>2</sup> ++

Proposed Dwelling	Site Area	903m <sup>2</sup>
Proposed Dwelling	Floor Area	230 m <sup>2</sup> +
Proposed Dwelling	Private Open Space	329m <sup>2</sup>

**Separation Distance & Overlooking** – The dwelling is designed so that windows don't overlook the existing dwelling or the neighbouring house to the South. There is only one East Facing Bedroom Window in the existing Dormer and the proposed Dwelling does not contain any windows opposing the area opposit.

**Overshadowing** – The dwelling overshadows some its own rear garden at midday, but it has open land along its South Eastern flank which makes up a quota of its Private Open Space. The dwelling avails of full sun to its portion of Private Open Space to the East. The proposed dwelling is sited to the East of the existing dwelling and causes minor overshadowing of the Bungalow at early morning only.

**Private Open Space** – Both proposed and existing dwellings exceed the requirement of min 70m<sup>2</sup> Private Open Space for 4 Bed Dwellings in compliance with SDCC Development Plan 2022-2028 Table 3.20 of Chapter 13 for 4-5 Bed dwellings.

**Dwelling Size** – The Proposed Dwelling amounts to 230m<sup>2</sup> over two floors exceeding the minimum space standards of 110m<sup>2</sup> for a 4 Bed Dwelling. It is Two Storey with a Garden Room and Roof Garden located within the roof space. The neighbouring dwelling to the South is Two Storey in height and is located 13.6m from the proposed dwelling. Given that the proposed height is greater than that of the existing Bungalow a transition has been provided in that the Entrance area is Single Storey only to comply with Section 11.2.7 of the Development Plan.

**Design** - The design of the proposed development responds to adjacent neighbour dwelling to the South in that it is located behind the established Building Line and is a Two Storey dwelling as is the aligned neighbour. The architectural language is contemporary with traditional features such as pitched roof, use of brick over render and relatively small window sizes facing the public road. The glazing increases to the private rear and East of the dwelling to take advantage of the views and avoid overlooking. The cantilever balcony to the East does not overlook as it opposes a golf course. A Juliette balcony is provided on the northern elevation which does not project.

**Mass & Form** – The land level at the area of site to be developed is 38,284 OD relative to 33,769 OD at the public road, providing a total rise of 4.5m to the rear of the site. We propose reforming new Ground Level at 36,309 OD which will allow the new dwelling to sink into the higher landscape surrounding it, thereby imposing least visual impact from the road and surrounding golf course. The new Dwelling is Two Storey with an Attic Garden Room leading to a Roof Garden – all located within the Roof Space to reduce the overall height. Ground level is set at 250mm lower than Ground Level for the existing bungalow to mitigate any overbearing. The dwelling is provided with a monopitch floating metal roof in Zinc to reflect the steep roof pitch of adjoining dwellings.



**Impact on existing Streetscape/Building Line & Residential Consolidation** – This section of Tubber Lane Road comprises detached dwellings on substantial sites. Whilst being Backland Development, the location of the proposed dwelling lines up with the front (Western) building line of the neighbouring property to the South and is mostly tucked behind the existing Dwelling. The pattern of building further up the slope is therefore already established and so the proposed dwelling will not look incongruous if seen from the road.

**Roads Department** – The existing driveway shares a common gateway with their neighbour to the South. The applicants wish to provide the proposed dwelling with exclusive ownership of this existing access route which would provide the neighbour with reassurance that they will not be impacted by the proposed development. It is proposed to create a new vehicular access gateway to serve the existing dwelling.

**Drainage** – The site is served by public utilities and so water and sewage services are locally available. Refer to Irish Water letter enclosed. It is proposed to connect the proposed dwellings into the public foul sewer on the road. There are two existing foul manholes located 48m upstream and 29m downstream of the connection point. We have discussed the Drainage Department who have approved the proposal in principle and are advising on the connection point. Surface water disposal shall be in accordance with SuDS guide issued by South Dublin County Council, in that water butts shall be used combined with an overflow connected to a perforated drainpipe laid below ground and disposing into the dry ditch located within the site alongside the public road. The proposed driveways and hardstanding parking areas shall be finished in permeable paving or gravel. Irish Water have issued a confirmation of feasibility letter for a new connection without any infrastructure upgrade. Copy enclosed.

**Flood Risk** – The proposed dwelling is located at high level and is risk free according to the OPW Flood Risk Maps enclosed. The maps show historic flooding on the public road which has since been eliminated with the installation of a pumping station and drainage works carried out (possibly by SDCC ) in 2009.

**Mains Water** – It is proposed to tap into the existing public mains water feed on the public road. Irish Water have issued a confirmation of feasibility letter of a new connection without any infrastructure upgrade and this letter is sufficient for seeking full planning permission with SDCC. Copy enclosed.

**Landscape and Biodiversity** – The proposed dwelling shall be surrounded by grass on two sides. 3 No. trees need to be felled in consequence to the proposed development, however, these trees are of Category C classification, which is low quality, unremarkable and of no material conservation value. The trees are not worth replanting, so we propose to plant new native species along the Northern boundary and where retaining walls pose a risk of falls, it is proposed to plant hedging to encourage biodiversity. The Western boundary fence between existing and proposed dwelling shall be planted with appropriate low level evergreen laurel hedging so as to screen but not overshadow.





**THE EXISTING DWELLING**

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**PROPOSED SIDE LOOKIING SOUTH – NEIGHBOUR TWO STOREY IN THE DISTANCE  
(NOTE Propose Dwelling to be set at 250mm lower than neighbouring properties)**

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**VIEWS TO THE NORTHWEST**

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**SITE FOR PROPOSED DWELLING LOOKING NORTH**

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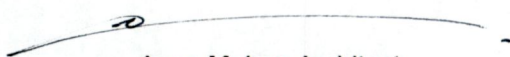
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**VIEW OF THE EXISTING DWELLING FROM PROPOSED DWELLING**

Yours sincerely,

  
Anne Mahon Architect

Encls.

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