



Date: 05 October 2022

Planning Department
South Dublin County Council
Land Use, Planning & Transportation Department
County Hall
Tallaght,
D24 A3XC

Planning application Applicant. Marie and Brian Furey

Address: Plot adjacent to, 2, Orchardstown Drive, Rathfarnham, Dublin 14, D14W9N1

Development: Construction of new detached, single story dwelling in the side garden. With new vehicular access on to Ann Devlin Road. All associated site works and connection to public services

Dear Sir/Madam,

INTRODUCTION

For my clients, Marie and Brian Furey, find enclosed documentation supporting their application for development as outlined above.

HISTORY AND PROPOSED

SD18A/0030 – Permission granted on this site for demolition of existing single storey element to the rear of the existing house. Construction of new detached, two storeys dwelling in the side garden. Increase in width of existing vehicular entrance by 3.5m. All associated site works and connection to public services. This permission has not been implemented to date and will expire on 13th August 2023 (including Covid and Christmas days).

Other Sites:

SD19A/0282 at 2 Cypress Lawn – My clients' planning application is modeled on this successful planning application. The Site layout, single story proposed dwelling are very similar. My clients consider their application to have additional advantages over the SD19A/0282 application in that the



Private Amenity Space is much quieter because the roads are not as busy with traffic. The proposed driveway is safer because it is located 30 meters away from the junction and the boundary hedging provides more screening due to it being higher and thicker.

SDCC County Development Plan

The Proposed development is inline with the following objectives of South Dublin County Development Plan:

5.2.7 Density and Building Heights: *“Securing compact and sustainable urban growth in South Dublin County will mean focusing on... undeveloped infill sites, particularly those served by good public transport.”*

6.8.1 Infill, Backland, Subdivision and Corner Sites: *“In established residential areas sustainable intensification can be achieved through infill development, the subdivision of larger houses, backland development and the development of large corner sites.”*

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.”*

6.10 Climate Change Audit: *“Measure to Address Climate Impacts - Promoting efficient use of lands within established residential areas by facilitating infill development.”*

Visual Impact and Residential Amenity

The visual impact of the Proposed Development will be an important consideration for the Council in coming to their decision and will involve an examination. In this regard it is encouraging that there is no real consistency with corner sites along Orchardstown Drive and in the local area as a whole. The streets are not laid out in a conventional grid pattern – the corner building lines are impacted by the curvature of the bends and lead to the building lines of corner dwellings being different to the others that run parallel to the road. For example, each



corner of the two immediate junctions all have houses at different angles with different extension designs and all are large extensions.

The Proposed Development does not present a design that is anyway new or original in nature. The Visual impact of the Proposed Development will however be minimal compared to other corner dwellings in the area due to the dwelling being single storey. I would therefore be hopeful that the Proposed Development would not offend or detract from the character of the surrounding area nor impact the amenities of neighbouring properties and not be against proper planning for the area.

Private Amenity Space

The proposed site is South facing and is a very private area with mature high hedging boundaries. This Space would be superior to the space provided in our reference planning application which was granted SD19A/0282, particularly in relation to minimal noise levels from the surrounding roads. This feature of the site satisfies and is in accordance with the following section of the CDP:

12.6.7 Residential Standards *“Private Open Space for housing should be located behind the front building line of the house and be designed to provide for adequate private amenity”.* 12.6.8 **Residential Consolidation** *“Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.”*

Furthermore, I encourage the following section to be brought into consideration:

6.7.5 Privacy and Security H11 Objective 3: *“To ensure that private open spaces, where it consists of gardens, are enclosed within perimeter behind the building line and that they are subdivided by*



suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security. In limited circumstances, some discretion may be provided for where the configuration of the space can provide for private and secure space, to a high quality, elsewhere on the site than behind the building line."

Size of existing house

The extension to the side of the existing house may seem large but there are no other extensions to the original house. Even with this extension the overall size of existing house (approx. 105sq/m) is still smaller than the existing houses on Anne Devlin Road which range from 100sq/m to 130sq/m.

ENCLOSURES

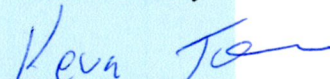
The following submitted with the application:

- Planning application form.
- Six no full-scale set of architectural drawings.
- Copy of site notice now in place
- Six copies of ordnance site location map
- Planning fee

Drawings included:

- Property Elevations layouts and site layout
- Elevations house layouts, site layout of new property
- Site location map

Yours Sincerely


Kevin Tiernan

(Agent)