



11th November 2022

Planning Department

South Dublin County Council

Re: Planning Application 7 Rochfort Grove

Dear Sir / Madam,

Please find enclosed planning application for extensions and alterations to dwelling house at 7 Rochfort Grove, Lucan, Co Dublin for my clients David & Amanda Cooke.

'The development will consist of the change of use of the existing single storey double bay garage and store building to be used as a 1 bedroom dwelling with modifications to the front of the building to include new solar panels, windows and doors, communal pedestrian access and parking shared with the existing dwelling, reinstatement of boundary walls and pillars and all associated site works at 7 Rochfort Grove, Lucan, Co Dublin.'

The development has been designed to make as few alterations to the existing building as possible, matching in with adjacent properties in terms of use of finishes palettes, roof profile. Alterations / reinstatement works to the existing site entrance for parking will see the reintroduction of pillars and walls to match the existing adjacent boundary treatments. The inclusion of off-street parking for the proposed 1 bedroom dwelling would have no impact on traffic management in the existing cul-de-sac. See enclosed Architectural design report which addresses previously raised concerns in this regard.

Similar developments in the area have taken place in recent years which have set a standard for development in the area. The site at Old Bridge Walk in Lucan register reference SD10A/0194 shows an example of a dwelling included in an area similar in scale to what is being proposed in this application. The position relative to existing dwellings, front garden position, scale relative to existing dwellings all carry similarities to the proposed dwelling. The main difference being, we propose the change of use of an existing building, a building that was developed with the original estate and forms part of the original build environment of the local area. Whereas the precedent

development noted above was a completely new building, which would have a larger visible impact on the streetscape than our proposal would. We would hope to receive the same consideration and support of a grant of planning as the application at SD10A/0194.

Previous Applications Reasons for Refusal:

Application SD18A/0453

1. Having regard to the location of the proposed development in the front garden of an existing house, and the configuration of the proposed development on the site, the proposed development would have an adverse impact on the residential and visual amenity of the neighbouring residents in the vicinity and constitutes haphazard piecemeal development. The proposed development would seriously injure the amenities, depreciate the value of property in the vicinity and would set an undesirable precedent for similar type developments in the area.

The proposal is to change the use of an existing building. This building was constructed as part of the original development in 1996 and forms part of the historical building fabric in the local area. The building by its pre existing nature could not have adverse impact on the residential visual amenity, this existing building in its current configuration already presents as similar roof form, and contains a finishes palette the same as neighbouring buildings, the proposal would ad further material connection to neighbouring buildings and tie further this existing building to local area and people. Please see enclosed proposed drawings and Architectural report outlining this further.

The commentary by the planner above noting the proposal would depreciate the value of property in the area we would say is inaccurate. The proposal would remove a pre existing irregular Double garage façade onto Rochfort Grove and alterations would improve great the streetscape and therefore the general area. We have enclosed a letter from a local professional M.I.A.V.I registered estate agent in support of the application, the agent supports the face that a grant of planning approval would not affect the value of any other dwellings in the development. See a copy of the letter enclosed in the application.

2. The proposed development has insufficient space to cater for three cars to be parked safely off-street at the entrance to the proposed and existing dwelling and has insufficient space to have safe access and egress for car parking without endangering pedestrians or other road users. This would lead to on-street parking in a cul-de sac required for turning. The proposed development therefore, would endanger public safety by reason of traffic hazard and obstruction of road users.

We propose the provision of two car spaces in the total, one for the existing dwelling and one for the proposed dwelling. The new SDCOCO development plan in support of sustainable transport and development now states provision parking must be reduced where appropriate, and parking standards are maximums which can be reduced where certain criteria can be met. We have demonstrated in the Architectural design statement we can meet these criteria and reduce the amount of parking required in the area. The would lead to a safe level of access being required by users in a safe way.

3. Having regard to the absence of details relating to services and drainage, the Planning Authority is not satisfied that the applicant has demonstrated that the proposed development can be adequately serviced in accordance with the requirements for both Irish Water and Water Services Section of South Dublin County Council. The proposed development, therefore would be prejudicial to public health.

Having review the development options with SDCOCO drainage department, it was agreed that the appropriate course of action would be to create independent and direct access to all water service to mains on street connections to, foul + surface water waste away and mains water feed into the site.

4. The documentation submitted as part of the planning application has not successfully overcome the previous reasons for refusal under Reg. Ref. SD03A/0599.

We suggest the outline above and the enclosed altered drawing and report information would be considered sufficient information to overcome previous reasons for refusal and allow for the granting of this new application.

Application SD03A/0599

1. The proposed development has insufficient space to provide four on-site car spaces. This would lead to on street parking in a cul de sac required for turning. Thus the proposed development would endanger public safety by reason of traffic hazard.

Please note commentary above in relation to reason 2 for refusal of application reference In response to SD18A/0453.

2. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.

Please note commentary above in relation to reason 1 for refusal of application reference In response to SD18A/0453.

In support of this application, I enclose:

- Application form
- Site notice
- Planning advert
- 6 copies of plans sections elevations
- Architectural Design Report
- Planning fee
- Section 97 Application form / maps / declaration

Should you require any further information please do not hesitate to contact me. I look forward to the councils decision in due time.

Yours sincerely,



David Winston

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