

11th November 2022.

10 November 2022

The Planning Department,
South Dublin County Council,
County Hall, Town Centre
Tallaght, Dublin 24.

Dear Sir/Madam,

On behalf of my client, Romaine Nolan, I wish to apply for Planning Permission for the: Construction of a new two-storey house adjacent to the existing house, a new driveway to the front, new garden access gates to the side and all associated site works at 64 Monastery Drive, Clondalkin, Dublin 22, D22EW65.

Included in the application are the following documents:

1. The required fee: a cheque for €65.00.
2. A completed Planning Application Form
3. 1 x original 'The Echo' newspaper extract (page), dated 10th November 2022, containing the relevant notice
4. 1 x copy of the Site Notice
5. 6 x copies of drawing register 1910 - PG - Issue 1
6. 6 x A3 copies of each of drawings 1910 - PG - 1.1 to 1.15 inclusive as listed in the drawing register.

The existing property, No. 64, is a semi-detached two-storey house, estimated to have been built in the 1980s. The house is of bungalow style, with a dormer window projection at first floor level. A Google Maps snapshot of the property is included below.



View of No. 64 From the Front

The broader context of the house and its surrounding streetscape is illustrated by two more snapshots from Google Maps, see below.



Widened Streetview of No. 64 from the Front



Streetview of No. 64 from the Rear

No. 64 is on a corner site with ample garden space to side of the house as illustrated by the next photo and a snapshot from Google earth.

The proposal is to build a new house, No. 64 A, next to the existing house. The existing house and garage will remain as they are.



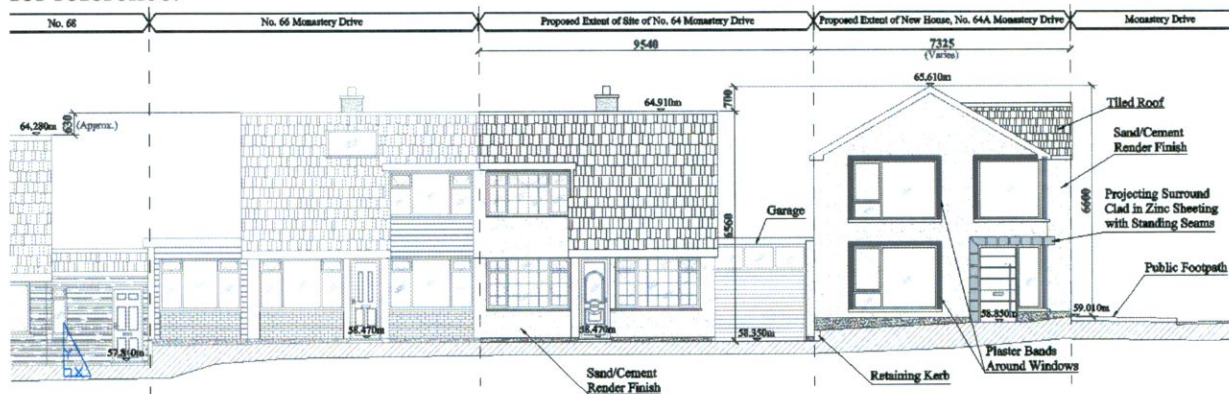
View from Existing Back garden of No. 64



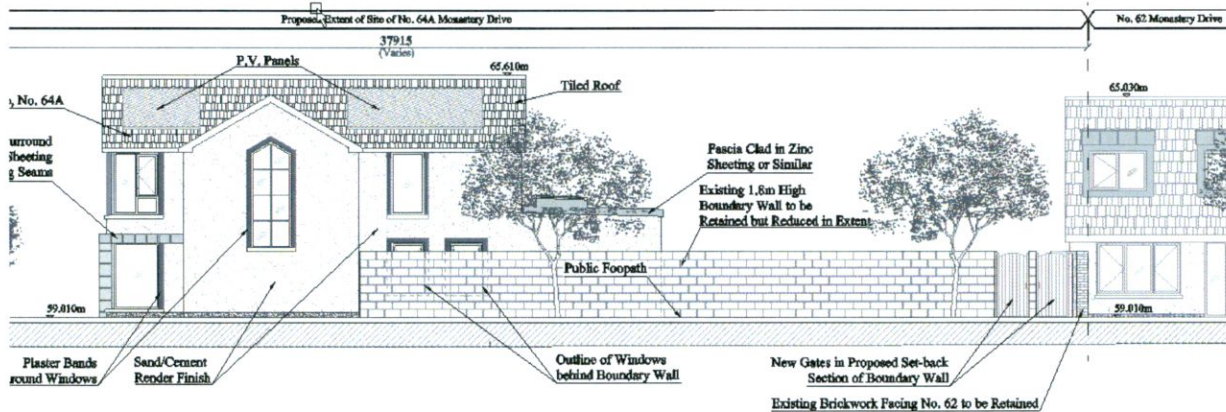
Google Earth View of the Site from the Rear

The style of the new house would be a two-storey pitched roof house. A side bay would address the street to the side and, along with several windows on that side elevation, provide for good overlooking of the adjacent street.

The roof would be set lower than might normally be the case in order to harmonise with the surrounding roof levels. Snapshots of the proposed front and rear elevations are included below for reference.



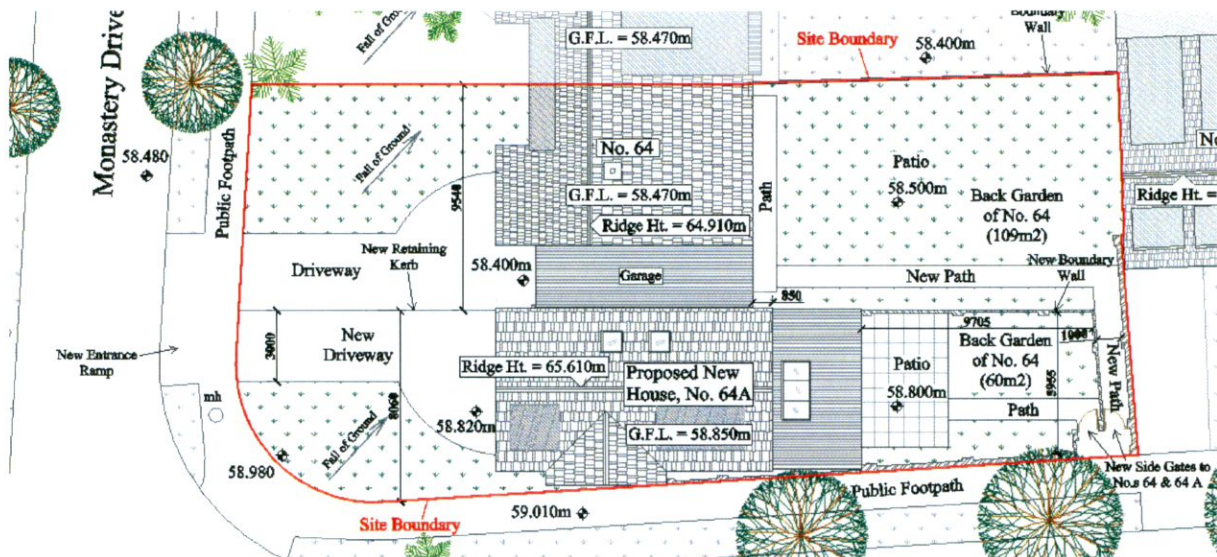
Excerpt from Proposed Front Elevation



Excerpt from Proposed Side Elevation

With reference to the elevations above we would suggest that the new house would sit quite comfortably next to its neighbours and not dominate in any way in either height or scale.

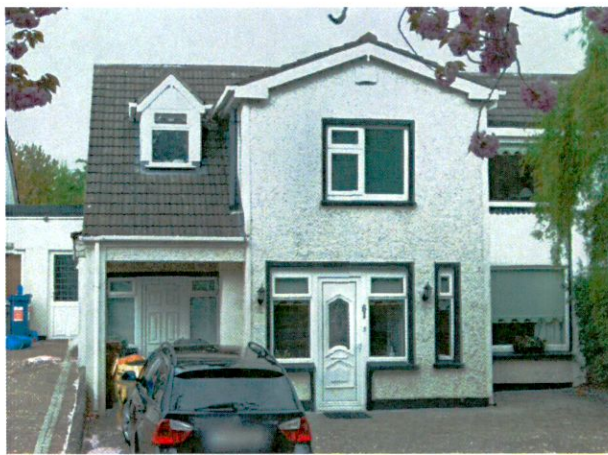
The existing side boundary wall with the public street would be retained to the rear but shortened in extent with the new house now open to the street at the side. New access gates to the rear of both No.s 64A and 64 would be provided as shown.



Excerpt from Proposed Side Plan

A new driveway would be created to the front alongside the existing driveway. Please refer to an excerpt from the proposed site plan included above. The existing tree in the front garden of No. 64 would have to be removed to facilitate the new driveway.

We suggest that the design of the proposed house is an attractive one that will complement and enhance the surrounding streetscape. We also note that various modifications to the nearby bungalow-style houses have been permitted that represent deviations from the strict uniformity of style that once predominated in the area, creating more of a 2-storey appearance to the bungalow-style houses. Just a few pictorial examples are included below.



No. 81 Monastery Drive



No. 77 Monastery Drive



No. 62 Monastery Drive



No. 29 Monastery Drive

We also note that the house at the other end of the row No. 64 is on, No. 72, is not a bungalow-style 2-storey house and that several nearby rows of houses are also of non-bungalow-style 2-storey format. See pictures below.



No. 72 Monastery Drive



No.s 40 & 42 Monastery Drive



No.s 69 Monastery Drive

As regards energy efficiency the target BER for the new property is A1. The house will be insulated to a very high standard and it is proposed that photovoltaic panels will be provided on the south side of the pitched roof.

As regards services, please refer to the drawings of the existing services and the proposed services and connections. There is an existing IW foul sewer cutting diagonally across the front garden. Earlier this year 'Build Near' application was approved by IW based on a draft footprint of the proposed house. Following the evolution of the proposed design of No. 64A during the design process an altered footprint had emerged, as shown in this application, which will bring the proposed house closer to the existing foul line than was the case at the draft stage. Therefore, a revised 'Build Near' application has been submitted to Irish Water to reflect the new house design.

All feasible SUDs measured have been considered to deal with storm water on the site. The rain water from the majority of the roof area will be collected in water butts to the rear. To the front of the property the landscaping will consist of a driveway with permeable paving and a lawn

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area. To the rear there will be a patio with permeable paving and a lawn area. The only discharge to the public surface water system will be that off the downpipes serving the front part of the roof (estimated at 25% of the overall roof area) and any overflow from the water butts.

Due to congestion of services to the front and insufficient width in the proposed rear garden to observe a 3m separation distance from all boundaries a soakaway chamber for excess rainwater is not feasible in this case.

It is proposed to make a new foul connection into the public foul sewer manhole on the footpath to the front of the house in line with Irish Water guidelines. Connection applications for both foul water and water supply will be made to Irish Water should planning permission be granted.

As regards the internal design of the house and the provision of private open space the table below shows how it meets the key area requirements as called for in the County Development Plan, 2022-2028.

Housing Quality Assessment (Table of Areas and Room Dimensions)			
Project:	No. 64A Monastery Drive		
Category:	3-Bedroom, 5 Person, 2-storey House		
	Value Achieved	Required Minimum	Satisfactory?
Gross Floor Area	152m ²	92m ²	Yes
Living Space:			
Aggregate Living Area	61.2m ²	34m ²	Yes
Main Living Room Area	23.2m ²	13m ²	Yes
Living Room Width	4.04m	3.8m	Yes
Bedroom Space:			
Aggregate Bedroom Area	35.7m ²	32m ²	Yes
Area of Master Bedroom	14.2m ²	13m ²	Yes
Area of Smallest Double Bedroom	11.9m ²	11.4m ²	Yes
Least Width of a Double Bedroom	2.99m	2.8m	Yes
Area of Smallest Single Bedroom	9.6m ²	7.1m ²	Yes
Least Width of a Single Bedroom	2.77m	2.1m	Yes
Storage:			
Total Storage Area	5.6m ²	5.8m ²	Yes
Private Open Space:			
Total Private Open Space	60m ²	60m ²	Yes

Note: The required minimum values are as outlined in D.L.R.C.C.'s Development Plan 2022-2028 and in D.O.E.'s 'Quality Housing for Sustainable Communities' (2007) guide.

The stated storage area achieved is made up of the utility room, under-stairs storage and the hotpress. Further storage would be available in the attic.

A study is included upstairs which will facilitate working from home, an option that is very much in demand these days.

We believe the design and layout of the house is both attractive and functional, with an open stairwell well-lit by natural light, an open-plan living area to the rear, multiple bathrooms and from the outside pleasing elevations on all aspects.

Chapter 5 of the Development Plan - **Quality Design and Healthy Placemaking** - outlines the new '**Plan**' approach that should be adopted when considering any new development. While this is not a large development we will touch on how it addresses the key principles of the Plan approach below.

Context: The development is consistent with the RES zoning context and its attractive design will enhance this residential neighbourhood.

Healthy Placemaking: The 'new blood' in the area resulting from the proposal will enhance social interaction.

Connected Neighbourhoods: The new house would be well served by public transport and is located within a stone's throw of the M50 for travel by car. Public transport options include a number of bus routes within 5 minutes' walk on Monastery Drive and the Red Cow Luas stop just 5 minutes away by car or 15 minutes on foot.

Thriving Economy: The construction of the house will provide significant employment. The proposed house will also facilitate the occupants in furthering their careers, whether that be by remote working, or by finding local employment. The new blood in the area would also of course increase the spend in local businesses.

Inclusive and Accessible: The proposal will not provide any public services or infrastructure, but nor will it detract from them. A level access entrance will be provide and the front door to facilitate access by less mobile visitors.

Public Realm: The proposed house is of pleasing design and will enhance the amenity of the community. The additional overlooking of public areas that it would provide will also benefit the community.

Built Form and Mix: The proposal maximizes the use of the local transport network and other infrastructure. The building size and appearance will complement the other housing stock nearby.

Design and Material: The house is of superior quality design. It will have a traditional feel overall, with a classic design inspiration and a rendered facade, but with a nod to the modern age in various aspects of its detailing.

As regards how the proposed house ties in with stated Council policies we would like to make some points, with reference primarily to the County Development Plan, 2022-2028.

The zoning for this area is **RES** and the stated objective is '**to protect and/or improve residential amenity**'. We suggest this development would provide a much-needed new property

in the housing market, add to the visual interest of the streetscape and help deter potential anti-social behavior due to the new side windows overlooking the street.

We believe that the proposed development also satisfies the following relevant Development Plan objectives regarding housing.

H1 Objective 7: To ensure population growth and increased housing densities.....

H1 Objective 11: Proposals for residential development shall provide a minimum of 3-bedroom units.....

H1 Objective 14: To facilitate, as far as possible, the development of homes for owner occupiers over institutional investors.

H2 Objective 4: To promote lifetime housing standards in new homes built in the County in accordance with best practice.

H7 Objective 1: To promote a high quality of design and layout in residential development and to ensure a high-quality living environment for residents.....

H7 Objective 2: To ensure that new residential developments incorporate energy efficiency measures.....

H10 Objective 3: To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units.....

H11 Objective 3: To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.....

H13 Objective 1: To promote and support residential consolidation and sustainable intensification at appropriate locations.....

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.....

With specific reference to the proposal being designed to sit in a corner site we include the following quotes from pages 282 and 283 of the Development Plan:

'Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain.'.....and

'The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwelling and create a sense of harmony. Contemporary and innovative design proposals that respond to the local context are encourage....'

We feel that this proposal satisfies all of the stated aims above.

We trust that the above is to your satisfaction. Thankyou for your time in dealing with this application and should you have any queries please do not hesitate to contact me.

Yours sincerely,



Dáire Nolan, BEng. CEng. MIEI.

For & on behalf of
iStruct Consulting Engineers.