

ARCHITECTURAL
DRAWINGS
A. BULLOCK & S. BULLOCK

Kevin Tiernan
Planning Consultant
Architectural Designer
19 Aranleigh Gardens, Rathfarnham, D14 | 01 5546679
www.architectservices.ie | kevin@architectservices.ie

Date: 17 November 2022

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

Land Use Planning & Transportation

02 DEC 2022

South Dublin County Council

Re: FURTHER INFORMATION

Applicants: Aidan McLaughlin and Maria McGrath

Address: 57, Dodder Road Lower, Dublin 14

Development: Attic conversion for storage with 2 dormer windows to the rear. Side first-floor extension for 2 additional bedrooms with half hip to the side. 2-storey front extension with gable. Front bay window extension with pitched roof over. Widening of front vehicular access. Raised fencing and gate to front and side of the front garden. Single-storey extension to rear. 4 Velux windows to the front roof area and 1 Velux to the half hip to the side.

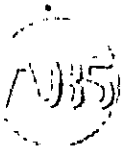
Dear Sir/Madam,

INTRODUCTION

For my clients, Aidan McLaughlin and Maria McGrath, find enclosed documentation supporting their planning application for by way of further info as outlined above and replies to each point raised in your letter dated 6th October.

RESPONSES

1. *The Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of*



ARCHITECTURAL
DRAWINGS
700, N. J. ROAD, BIRMGHAM

Kevin Tierman
Planning Consultant
Architectural Designer
19 Aranleigh Gardens, Rathfarnham, D14 | 01 856 9977
www.architectservices.ie | kevin@architectservices.ie

dwellings that retain the original character and features. It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:

(1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.

Response

My clients have taken into consideration the council's concerns in relation to the fully pitched roof profile. They are willing to adopt a Dutch-hipped roof style, which will lead to both dwellings maintaining separation with the side and roof extensions reading clearly as additions. Find enclosed, the revised drawings reflecting this new design.

(2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.

Response

An important consideration for the council will be whether the proposed development fits in with the surrounding streetscape character, therefore it is encouraging that there is no real consistency with the roof profiles along the Lower Dodder Road. However, my clients are willing



ARCHITECTURAL
DRAWINGS
& DESIGN SERVICES

Kevin Tiernan
Planning Consultant
Architectural Designer
19 Aranleigh Gardens, Rathfarnham, D14 | 01 5049277
www.architectservices.ie | kevin@architectservices.ie

to concede with regard to the fully pitched gable roof design in acknowledgement of the council's concerns regarding streetscape character. The Dutch-hipped roof profile will be harmonious in lieu of other similar roof designs on the street and in the surrounding area. Find enclosed the revised drawings that reflect this new design.

(3) Reduce the height of the proposed front and side boundaries that lie forward of the front building line of the dwelling house to a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity. Submit details of an inward opening gate.

Response

My clients are prepared to reduce the height of front and side boundaries in respect of council guidelines. Find enclosed revised drawings reflecting the same.

(4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

Response

My clients are fully satisfied the revised drawings will reflect a new design that is fully in accordance with the SDCC House and Extension Guide (2010). They have taken on board all concerns raised and are now eager to push forward with their new proposal.

Yours Sincerely

Kevin Tiernan

Kevin Tiernan (Agent)