



ARCHITECTURAL  
DRAWINGS  
& PLANNING SERVICES

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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**

**Applicant:** Ossie Houghton

**Address:** 56, Dodder Road Lower, Dublin 14

**Development:** Single-storey extension to front with 2 roof windows. 2-storey first-floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. 2 dormer windows to the rear and 1 dormer to the front roof area. 1 Velux window to the front roof area. Conversion of garage to the living area.

**Dear Sir/Madam,**

## INTRODUCTION

For my client, Ossie Houghton, find enclosed documentation supporting his planning application for by way of further info as outlined above and replies to each point raised in your letter dated 6<sup>th</sup> 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*



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*dwellings that retain the original character and features. It is considered that the proposed modification of the 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.*

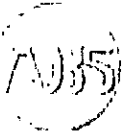
#### **Response**

**My client has taken into consideration the council's concerns in relation to the fully pitched roof profile. He is 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 character of the surrounding streetscape, therefore it is encouraging that there is no real consistency with the roof profiles along Lower Dodder Road. However, my client is willing to**



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**concede with regard to the fully pitched gable roof design in acknowledgement of the concerns raised regarding the 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 revised drawing 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 client is prepared to reduce the height of the front and side boundaries in respect of council guidelines. Find enclosed revised drawing reflecting the same.**

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

**Response**

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

Yours Sincerely

*Kevin Tiernan*

Kevin Tiernan (Agent )