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South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24,
D24 A3XC

24th November 2022

Our Ref: 2210 7 Edenbrook Park, Rathfarnham, Dublin 14, D14 W227

RE: Permission is sought for modifications to previously permitted Planning Application reg/ref: SD20B/0147 to include; the construction of a new side extension at first floor level (above converted garage); new rooflight to front roof; minor modifications to internal layout at ground and first floor levels; modifications to fenestration at first floor level on rear elevation; and all associated site works to existing semi-detached 2-story house at 7 Edenbrook Park.

Dear Sir/Madam,

We are instructed by our clients, Fiona & Patrick Mahony of 7 Edenbrook Park, Rathfarnham, Dublin 14, D14 W227 to lodge this Planning Application for the development outlined above.

Compliance with Planning Regulations

We confirm that prior to lodging this planning application, all relevant drawings were screened by this office with reference to the Planning & Development Regulations, 2001 - 2021 and are consistent with the spirit and intent of same.

In accordance with article 22(1)(d) we wish to confirm that the lands are currently under the ownership of the applicant.

In accordance with article 22(2)(a) of S.I. No. 685 of 2006 this planning application is accompanied by a copy of the relevant newspaper and site notice.

In accordance with article 22(2)(b) and (d) of S. I. No. 685 of 2006 this planning application is accompanied by 6 no. copies of a location map of sufficient size, prepared by Moynagh Delaney Architecture + Design, which clearly identifies, at a scale of 1:1,000, the lands which are the subject of this application outlined in red. (Please refer to Drawing. No. PL01 for further detail).

In accordance with article 22(2)(b) of S. I. No. 685 of 2006 the approximate locations of the site notices erected are identified on the Site Location Map, prepared by Moynagh Delaney Architecture + Design (Please refer to Drawing. PL01 for further detail).

In accordance with article 19(1)(b) of S. I. No. 685 of 2006 the Site Notice has been printed in indelible ink on a white background. The site notice has been erected at A4 Size as indicated on the Site Location Map/Ordnance Survey Map, prepared by Moynagh Delaney Architecture + Design (Please refer to Drawing PL01 for further detail).

In accordance with article 23(1)(a) of S. I. No. 685 of 2006, the lands which are the subject of this application are outlined in red on the enclosed Site Layout Plan at 1:200 scale, prepared by Moynagh Delaney Architecture + Design (Please see Drawing No. PL01 for further detail).

Article 23(1)(b) of S. I. No. 685 of 2006 requires that floor plans be drawn at a scale of not less than 1:200. The submitted Floor Plans have been drawn at a scale of 1:100.

In accordance with article 23(1)(c) of S. I. No. 685 of 2006 the site layout plan and other plans show site and building levels, where applicable, relative to OS temporary benchmark. It should be noted that contours do not have to be shown where levels are already produced. Details of building heights are contained on the elevations prepared by Moynagh Delaney Architecture + Design.

In accordance with article 23(1)(d) of S. I. No. 685 of 2006 the enclosed drawings of any proposed structure shows the main features of buildings, whether on the application site or in the vicinity (where these are permitted structures), which would be contiguous with the proposed structure(s) were it/they to be erected, at a scale of not less than 1:200.

In accordance with article 23(1)(f) of S. I. No. 685 of 2006 floor plans, elevations and sections indicate in figures the principal dimensions (including overall height) of any proposed structure. The Site Layout Plan prepared by Moynagh Delaney Architecture + Design also indicates the distances of the structures from the boundaries of the site (Please refer to Drawing. No. PL01 for further detail).

In accordance with article 23(1)(g) of S. I. No. 685 of 2006 all OS mapping is appropriately identified.

In accordance with article 23(1)(h) of S. I. No. 685 of 2006 the north point is indicated on all relevant maps and plans.

In accordance with article 22(2)(h) of S. I. No. 685 of 2006 the appropriate fee payable to the Planning Authority with respect to this planning application is attached.

Dwelling / Site Analysis

The existing dwelling is a semi-detached two storey dwelling with north facing rear garden. The front elevation of the original house is brick, harling and render; the rear and side elevations are render. The main house has a tiled pitched roof. The existing dwelling also has a single storey converted garage to the side with a brick finish to the front and flat roof.

The design process focused on the following principals:

- To reconfigure the WC at ground floor to comply with Building Regulations.
- To provide a master bedroom and family bathroom at first floor level to suit modern living standards.
- To provide a new bedroom and storage space at attic level to suit modern living standards.
- To respond sympathetically to immediate neighbouring houses and their curtilage.
- To retain as much of the existing structure and footprint as possible.

We have carried out various studies of how we might provide all the above and we consider the current proposal to be the most appropriate.

On analysis of the dwelling, orientation and site at the outset, we agreed that the most reasonable and sympathetic approach would be to extend at first floor level to the side in order to meet with the requirements as set out in the brief.

Footprint

The gross floor area of the current dwelling is 172sq.m. and consists of ground floor & first floor accommodation. The gross floor area of the proposed house is to be approx. 227sq.m and consists of ground floor, first floor and attic accommodation.

Attic dormers to the rear

The proposed 'increase in height of first floor side wall in order to provide a gable end roof in lieu of existing hipped roof and conversion of attic space incorporating 2 dormer roof windows to the rear elevation' were previously granted planning permission; please refer to **reg/ref: SD20B/0147**.

First floor extension to the side

During our studies, we felt that the extra accommodation required on the first floor should be located to the side of the house, above the existing converted garage, but stepped in plan to the front so as to sit sympathetically with other dwellings in this area and to allow the height and roof line of the converted single-story garage to remain consistent with neighbouring dwellings.

The front wall and roof of the proposed first floor side extension is well set-back from the main house (1.57 meters) and converted garage (1.3 meters) in order to avoid a terracing affect. The set-back first floor extension is subservient to the main house in terms of form and scale and would not result in an overbearing or material impact on daylight or sunlight to neighbouring properties. We have discussed the application with the adjacent neighbour (No.9); they are in favour of the proposed application.

We reviewed a hipped roof arrangement (with protruding parapet wall at eaves/ gutter level) versus a side gable roof arrangement to the two-storey side extension and concluded that the scale and massing of the side gable roof arrangement, which sits 365mm below the ridgeline of the main house, was more sympathetic visually to the streetscape. The finishes to the proposed side extension will match and complement the materials of the main house.

Please note that there is a strong established pattern of development for two storey side extensions in this area, as can be demonstrated in the below image Fig 01. For example, please refer to recently approved 72 Butterfield Park, Rathfarnham, Dublin 14 (Planning **reg/ref: SD21B/0502**) and 44 Butterfield Close Extension, Dublin 14 (Planning **reg/ref: SD21B/0018**), which include larger in scale permitted first floor side extensions.

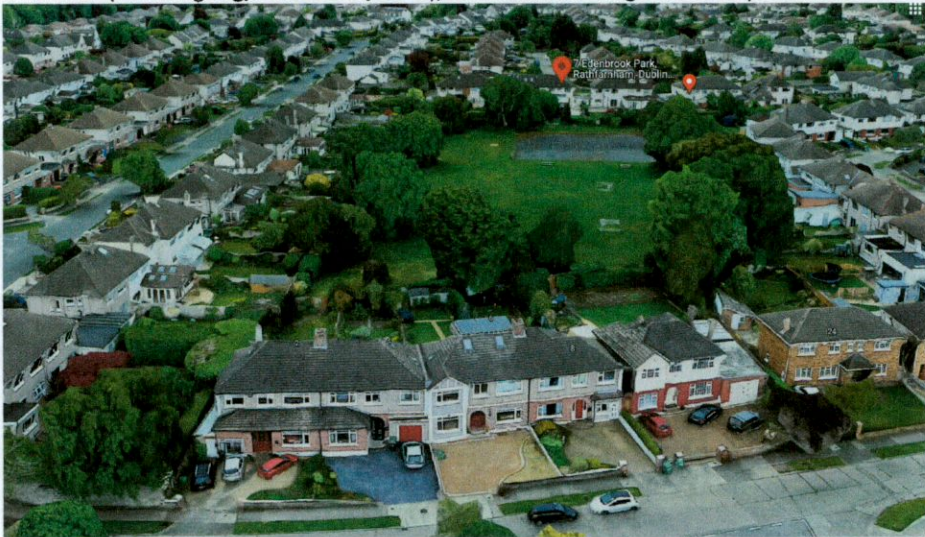


Fig 01: Source: Google Maps

Changes to fenestration on rear elevation

There are 3 no. new windows proposed to the rear elevation; it is our opinion that this is a reasonable design decision and does not negatively impact on the surrounding properties.

Workmanship

High quality materials will be used throughout and we are confident that the new will harmonise with the existing and those of the neighbouring properties.

We hope that South Dublin County Council will look favourably upon this application and grant permission for the new extension and modifications proposed. The following are included as part of this application:

1. Completed Application Form.
2. Newspaper Notice published in The Irish Daily Mail on the 24th November 2022. (1 No. copy of the relevant page).
3. Site Notice erected on the 24th November 2022.
4. Drawings PL01, PL02, PL03 prepared by Moynagh Delaney Architecture + Design.
5. The sum of €34 as the planning fee applicable for an application of this nature and extent in accordance with the Planning & Development, Regulations, 2001-2006. Basis of Calculation: Class 2a.

Please call 083 8040881 for card payment over the phone.

We would be grateful for a written acknowledgement of this planning application and a receipt for the payment in due course. We request that all future correspondence relating to this application be forwarded directly to Moynagh Delaney Architecture + Design.

Should you have any further queries, please do not hesitate to contact me,

Yours faithfully,

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