



seamus tutty (+assoc.) architects

Silverhills, Ballymore Eustace, Naas, Co. Kildare

Our Ref: ST/DSO'L-001

02-12-2022

Planning Department
South Dublin Co. Co.
County Hall
Town Centre
Tallaght
Dublin 24.

Re: Enclosed Planning Application for the following:

- 1) to build a single storey extension to the rear of the existing two storey dwelling
- 2) to install an additional roof light in the existing single storey lean-to roof to the side
- 3) to build a domestic storage shed/home gym in the rear garden adjoining the existing bicycle shed and
- 4) for all associated site works including widening the vehicular access to the front (where the roadside kerb is already dished)

At: 13 Weston Court, Lucan, Co. Dublin K78 H580

For: Dermot & Siobhan O'Leary

Sir/Madam,

Land Use Planning & Transportation

08 DEC 2022

South Dublin County Council

Please note that we are acting as agent for and are lodging the enclosed application on behalf of Dermot & Siobhan O'Leary as described above.

In relation to the proposed development, please note the following:

Proposed Extension to Dwelling:

The proposed rear extension is designed to enhance both form and function of the dwelling where the kitchen, dining, living area will benefit greatly from both the extra space provided and the enhanced connection between the dwelling and the south facing rear garden where strategically placed glazing will brighten up these spaces whilst resisting the temptation to introduce vast glazing expanses, that can lead to overheating issues.

The form is cuboid in design which allows the extension to be simplistic in appearance and in turn maximises ceiling height without bulk. The incorporation of the existing single storey elements (that project beyond the rear of the two storey part), into this cuboid form also simplifies roof formation/s allowing its design simplicity to exude a subtleness when viewed from the outdoor garden spaces as well as from overhead within.

A certain amount of re-development will occur within the existing ground floor footprint to allow the simplified form to excel as a design, all of these interventions are indeed exempt.

The clients are energy conscious and are committed to enhancing the energy efficiency of the overall dwelling.

In this regard the extension will be insulated to an 'A' rated specification and when taken into account with other interventions such as the application of external insulation to the existing remaining exposed dash/render surfaces (also exempt) the installation of replacement high energy efficient windows/glazing and a heating upgrade the desire to achieve a B1/A3 rated home should indeed be realised.

The addition of a roof light in the existing lean-to side extension over the utility is to naturally light what would otherwise be an un-naturally lit room, with high daily usage.

Proposed Shed Extension - Storage/Gym:

The existing external storage sheds which were mainly used by previous owners as dog kennels, are dimensionally narrow and very low in height and are neither easy to access or practical, as a result it is proposed to remove approximately 2/3rds of the structure (the bicycle shed will remain to the front) to give way to a new adjoined storage shed which will be somewhat taller and will give better storage for gardening equipment, gym use and winter storage required for some of the outdoor furniture.

Parking:

Parking within Lucan Court is at a premium and in is extremely difficult/impossible to park 2 cars in the front yard given both the shape of the garden and the narrow width between the path-side piers. The practicality of parking 2 cars in the front garden will be greatly improved by the removal of a small remaining section of path-side wall at the front north corner.

Please note further that the above development relates to single storey elements only therefore there is no issue with regards to overlooking.

The back garden will maintain in excess of 220 Sq. M. of private space and the plot ratio is not compromised.

We trust you will find the application sufficient in content enabling you to validate same and proceed with the decision making process.

The principle contents of this application are listed on the attached Document/Drawing Schedule.

Please do not hesitate to contact the undersigned should you require any further information.

Yours Truly



Seamus Tutty MRAI

SEAMUS TUTTY MRAI

Document/Drawing Schedule		Client		Dermot & Siobhan O'Leary			
Job Description		Extension to existing dwelling etc.					
Job No. HA22-16		At		13 Weston Court, Lucan, Co. Dublin			
Architects Register						Date of Issue	
						Day	02
						Month	12
						Year	22
TITLE	Ref/ Job No	Doc No	Scale	Size	Number of Copies		
					ENCLOSED THIS ISSUE		
					Remarks		
Drawings							
SITE LOCATION MAP	22-16	01	1000	A4	✓	6 Copies	
SITE LAYOUT PLAN	22-16	02	500	A3	✓	6 Copies	
SURVEY OF EXISTING DWELLING SH.1	22-16	10	100	A3	✓	6 Copies	
SURVEY OF EXISTING DWELLING SH.2	22-16	11	100	A3	✓	6 Copies	
SURVEY OF EXISTING DWELLING SH.3	22-16	12	100	A3	✓	6 Copies	
GROUND & FIRST FLOOR PLANS (WITH SHED)	22-16	13	100	A3	✓	6 Copies	
ATTIC FLOOR PLAN & SECTIONS	22-16	14	100	A3	✓	6 Copies	
ELEVATIONS	22-16	15	100	A3	✓	6 Copies	
SHED DETAILS	22-16	16	100	A3	✓	6 Copies	
Technical Documents							
Other Documents							
Architects Cover Letter					✓	1 Copy	
Completed Application Form					✓	1 Copy	
Newspaper Notice					✓	6 Copies	
Site Notice					✓	6 Copies	
Planning Fee €34.00					✓		
Distribution							
Pre Planning							
Planning Department					✓		
Building Control Authority - Commencement							
Building Control Authority - Intermediate/Final							
Client Information							
Tender							
Commencement/Contract							
Construction/Site							
Building Finalisation							
Issued by					ST		
Purpose of Issue					P		
Information = I Comment/Approval = A Planning = P Building Commencement = BC Tender = T Contract = CT Construction/Site = C Building Finalisation BF							