

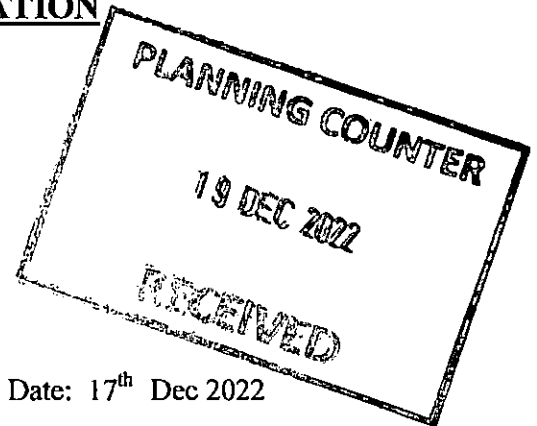
ADDITIONAL INFORMATION

Planning Dept, South Dublin County Council
County Hall, Town Centre
Tallaght Dublin 24

PL Ref No : SD22B/0253

Ref No. 22-125

Date: 17th Dec 2022



RE: Request for further information in relation to the following: *Planning permission to construct a dormer window to the front & rear of the existing property serving games room/domestic storage, conversion from hipped roof gable to straight roof gable & associated site works, @ No5 Liffey Dale, Liffey Valley, Lucan , County Dublin.*

To be revised as follows : as per request for Further Information dated 26/07/2022: please note the following alterations; change from flat roof dormer to apex dormer & change from straight gable to Dutch type gable. ⁽³⁾

Further to FI clarification request date 26/07/2022 on please see preliminary response below:

- 1. It is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed dormer extensions are appropriately located on the roof and that the side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.*
- 2. The South Dublin House Extension Design Guide (2010) recommends that applicants should Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof. It is considered that the flat roof dormer to the front is over dominant and its design is inappropriate. The applicant is requested to redesign the dormer, reducing the overall bulk and providing one or two smaller dormers, with a pitched roof that would match the dwelling. Any revised dormer should not protrude beyond the 'dutch hip' and should be set at least 100mm from the ridge of the roof*

and at least three tile courses from the eaves. Should the applicant no longer wish to provide a front dormer velux windows may be acceptable.

1 & 2 Please see attached revised design replacing the front flat roof with a pitched roof & straight gable with Dutch hip type gable. The revised design demonstrates a more proportionate integration to the existing dwelling.

3. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022. In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

3. As per clarification requested by calls to SDCC in early August 2022 & by email dated 2nd November 2022, Please clarify if the revised design is acceptable by SDCC & will this satisfy No.3 & if not please confirm what sections of the Development Plan would require review to respond to No.3 above.

We enclose with this FI response the following documentation including drawings as set out in the following schedule of documents:-

SCHEDULE OF DOCUMENTS

1/ 6 copies of drawings

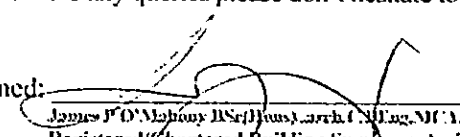
| DRAWING TITLE | SCALE | REF NO | SHEET |
|-------------------|-------------|--------------|-------|
| Proposed drawings | 1:100 , 200 | 21-125-04-FI | A3 |

2/1 Copy of site notice

3/1 Copy of Newspaper

If you have any queries please don't hesitate to call.

Signed:


James P O'Mahony BSc(Hons), Arch, C.Eng, MCABE, MCIAA
Registered/Chartered Building Surveyor, Assigned/Design Certifier
Chartered Architectural Technologist/Architect

For and On Behalf of jpoarchitecturalassociates.

