

Our Ref: MF/22010

20th December

Planning Department,
South Dublin County Council,
County Hall,
Tallaght, Co. Dublin



**Re: Further Information Request – Planning Reference SD22B/0394
No. 5 Shelton Grove, Kimmage, Dublin 12 (D12 K685)**

To whom it concerns,

Please find enclosed information in relation to the above file and request for Further Information.

Item No. 1 –

The applicant should confirm that the area as indicated as a Family Flat on the drawings submitted is correct. If the applicant does intend to provide a Family Flat as part of this application, the proposed developmet should be readvertised including a revised site notice, to include this. The applicant should reference the South Dublin County Development Plan 2022-2028 in relation to Family Flats and include a rationale as to why a Family Flat is required.

It is the client's intention to provide a family flat as part of the works. This is proposed as our client has an elderly parent who needs to reside with them for health reasons. The proposed family flat will afford them independence and the security of living adjacent to family.

As per the Current Development Plan which sets out the following in relation to Family Flats –

The construction or conversion of part of an existing dwelling into a 'family flat' or Semi-Independent Living unit will only be permitted where the development complies with the following requirements:

- The need for the unit has been justified and is for the use of a close family member.*

Parent as described above

- The unit forms an integrated part of the structure of the main house and is directly linked to the main house – Only in very exceptional circumstances will the conversion of an existing detached garage / store etc be considered.*

The proposed flat is accessed via the front door to the main house

- The unit is modest in size and in particular, it shall not exceed 49% of the floor area of the main dwelling and shall not have more than 1 bedroom;*

Proposed unit is for 1 bedroom and is significantly less than 49% of the main dwelling as it totals 23 m²

- The unit shall not be sold or let (including short-term letting) as an independent living unit and the existing private amenity space /garden shall not be sub-divided;*

Noted – our clients are happy to comply with this requirement and any similar condition attached to any potential grant of permission

- The structure must be capable of being functionally re-integrated into the main house when its usefulness as an independent living unit has ceased. Permission for such units may be restricted to a period of 7 years, aft er which it must revert to a use ancillary to the main house (e.g. garage, store, hobby room) unless permission has been secured for its continuation as an independent unit for another period.*

Noted – the proposed layout is such that the door from the lobby would be closed and a door from the main house hallway opened to ensure that the family flat reverts to being a main

bedroom with walk-in-wardrobe and ensuite. We have enclosed a drawing showing how this easy alteration can be made.

• The design criteria for dwelling extensions have been provided for. The information / documentation that should be submitted with the planning application for a family flat / semi-independent living unit should include:

- Details of the proposed occupant and their relationship to the householder,*
- Information explaining why the unit is required. Such information should only include a medical summary without detailed medical or personal details from GP (or similar professional) of the intended resident of the unit supporting a medical condition and requirement/ need to move from current place of residence.*
- Details of the unsuitability of the current place of residence for the proposed occupant's needs and why this residence is unsuitable to meet their needs.*

Our clients parent currently resides in Limerick. Our clients live and work in Dublin so the travelling between Limerick and Dublin is unsustainable. It is proposed that our clients parent will relocate to Dublin.

Our proposal is in accordance with all of the above.

Revised public notices have been prepared and are enclosed which refer to the Family Flat.

Item No. 2 -

Design Considerations:

(a) The height of the front porch extension and bedroom extension to the northern elevation extend past the eaves of the main roof and the applicant should submit revised drawings indicating a lower parapet in order to provide a more sympathetic aesthetic to the visual amenities of the area.

(b) The rear extension extending along the entire northern boundary and abutting the rear eastern boundary is unacceptable and should be revised to decrease the depth or be repositioned in order to mitigate the potential overbearing impact on the neighbouring unit to the north. The applicant should provide contextual drawings indicating the relationship between the proposed rear extension and the units to the north and east.

A - The proposed elevations have been revised to ensure that the proposed new elements link more sympathetically into the existing eaves and character of the house .

B - The proposed single storey element along the boundary has been removed from the proposed works as per the revised drawings

Item No. 3 -

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:

Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.

Please find attached our additional site plan which notes a number of SuDS measures which are proposed as part of any permitted works. These include -

- o Water butts
- o Permeable paving (gravel) and grasscrete (all other areas grass / planting)
- o Planter boxes to boundaries

Item No. 4 –

The applicant should confirm the number of mature trees in the rear garden to be removed as a result of the proposed development and should provide a replanting scheme utilising indigenous species.

We can confirm that there are no mature trees proposed for removal in the rear garden. As can be seen from the photograph below it is a haphazard hedgerow which has been allowed to develop over time by the previous owner.

It is our client's intention to remove these independent of any planning application as the hedgerow is overgrown and the root system potentially causing issues with the existing boundary wall



Site Image

Item No. 5

The applicant is requested to confirm the calculations for the proposed area of works as an area of 28sqm has been indicated which does not appear to align with the plans submitted as part of the application.

We can confirm that the gross floor area of proposed works is

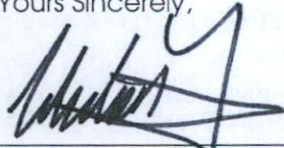
Ground Floor – 32m² (single storey extension to rear) + 3.0m² (porch)
Family Flat area is conversion of existing garage

First Floor – 28m²

Total – 60m²

We trust that the enclosed is in order and that favourable feedback can issue at the earliest possible convenience. Should you require any further information or clarification please do not hesitate to contact our office.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Frain', written over a horizontal line.

Michael Frain B Arch, B Arch Sc, MRIAI
For and on behalf of **Bright Design** Architects

Encl

- Newspaper Notice – Further Information 21.12.2022
- Site Notice – Further Information 21.12.2022