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Co. Dublin.

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

15<sup>th</sup> December 2022

RE: Development consisting of: (i) Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light, (ii) Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under **Planning Application Ref. No. SD21B/0530**, (iii) Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park, (iv) Proposed solar panels, (v) New garden wall with associated gates, (vi) All ancillary site works above and below ground at **Oak Lodge, New Road, Clondalkin, Dublin 22, D22 F516**. The property is a **Protected Structure, RPS No. 156**.

Dear Sir, Madam,

We have been retained by the owners, (applicant), of **Oak Lodge**, New Road, Clondalkin, Dublin 22, D22 F516 as architect to prepare this planning application for proposed works to the house which is to be the applicants' home.

Please find enclosed the Planning Application for the development referred to above. The enclosed documents are listed on the "Architect's Schedule of Documents and Drawings".

Permission was granted last June, (9<sup>th</sup>), for works to the existing building under Planning Application Ref. No. SD21B/0530 and the associated work is currently in progress, it is hoped that the Applicants' and their young children will be able to move into the house soon.

This planning application seeks permission to make alterations to the existing extension, to the north-east of the original building and the addition of a new extension across the back of the house, (southeast) containing conveniences that are typically anticipated with current standards, a utility room, a home office (study), ensuite and other bathroom accommodation and associated circulation space.

In addition to the changes to the house as summarized above permission is sought for a new garden wall with associated gates between the front (west) garden and garden to the south side of the house which is the main garden area. This proposed change is in the interest of providing privacy to the garden as well as security. Both of which would afford the garden with a greater sense of safety.

A new site entrance is proposed to the east boundary of the site with Laurel Park. This proposal is in the interest of safety as the existing site entrance is a blind exit, the danger of which is compounded by its proximity to a pedestrian crossing close to a school. There is no proposal to make changes to the existing site entrance which form an important part of the approach to the protected structure and way the way it is seen from the public realm.

A more detailed explanation of the proposal is included in the enclosed Architect's Description of the Proposed Development, Architectural Heritage Assessments. The budget is limited so it is likely that some of the work will have to be done gradually over time as funds become available.



### Site Context and Zoning:

The house is situated on New Road, an approach road to (south east) of Clondalkin Village, opposite the Immaculate Conception Church, in an area with zoning objective "RES: to protect and/or improve residential amenity". The eastern site boundary is to Laurel Park, a development of two storey semi-detached houses.

The houses on New Road to the north of Oak Lodge is a terrace of two storey dwellings with pitched roofs. The southern boundary of Oak Lodge is with semi-detached two storey house with pitched roof.

The house at Oak Lodge is a detached three bay single storey over basement house with a large garden dating from circa 1840. The house is set back from the road and separated from it by a large walled front garden. Behind the house are a yard and out-building which forms part of the boundary wall with Laurel Park Road and associated houses. The main garden space is on the southern side of the house and is at a higher level than the yard. The driveway extends to the yard at the back, there is a gateway between the front and back drive/yard area. The yard is separated from the garden space to the south by a painted brick wall with a gate leading to steps up to the garden. The enclosed Architectural Heritage Impact Assessment by ARC Consultants describes the existing property in more detail and includes photographs.

### DRAINAGE:

Permission has been granted under Planning Application Ref. No. SD21B/0530A for soak-away that complies with SuDS. The soakaway was sized to suit the proposed extension, as a similar extension was originally proposed as part of the last planning application. It is proposed to use the existing connection to the combined drain for foul drainage, as shown on the enclosed Site Layout Plan, Drawing No. 21-04-PP2-02.

### Summary:

The Applicants use of Oak Lodge as their family home is the ideal use for a building of this kind. This is because this type of usage is known to be the one most likely use to promote the building remaining in constant use with an occupant loading suited to the structure and type of building owner/user that is likely to take care of the house and value its original features.

The proposed works would result in making Oak Lodge into a home that respects the original character of the house, is mindful of historic building fabric where existing and has the benefit of a carefully considered new extension primarily housing the bathroom/service accommodation expected in houses today. The location of new service accommodation in a modern extension is an approach that minimizes disruption of the original building and avoids pastiche, in keeping with the guidance in relation to protected structures.

We trust that you find this application in order and hope that you consider it favourably. We are available to discuss elements should they require further clarification or consideration. It may be appropriate to manage the agreement of finer details through conditions.

Yours sincerely,

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Tara Cooke. B.Arch. MRIAI

