

798-3.LA.02 JN

16th January 2023

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



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Clermont House,
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Re: Requested Further Information submission for Planning Reg. Ref. SD22B/0451: Planning Permission is sought for Attic Conversion and Extension (35.58 sqm) to existing two storey dwelling (198.54 sqm). Retrofit and alterations to existing dwelling, including external wall insulation system and all associated site works at 33 Orchardstown Avenue, Rathfarnham, Dublin on behalf of Pia & David Phelan.

Dear Sir / Madam,

Please find enclosed 6 no. copies of the Requested Further Information submission for the above-mentioned development on behalf of Pia & David Phelan in response to your letter dated 7th Dec 2022.

Request:


- 1. The applicant does not comply with Section 4, Attic Conversions and Dormer Windows of the South Dublin House Extension Design Guide 2010 and should submit the following: Revised drawings including floor plans, elevations and cross sections reducing the height of the proposed dormer window structures clearly showing the dormer windows located below the existing roof ridge line and above the eaves line while omitting the 5degree incline of the dormer structure's roof so that it is below ridge level.*

Response:

Please refer to the enclosed revised drawings 798 P.05 Revision A & 798 P.06 Revision A. showing flat roof dormer windows below the ridge level & above the eaves line.

We trust the above and enclosed is to your satisfaction, and we await your decision. Should you require any further information please do not hesitate to contact us.

Yours faithfully,


Jill Noctor
MosArt Ltd.
Encl.



directors

Mr. Tomás O'Leary B.Agr.Sc. Land.Hort., M.Sc.Agr.E.R.N., M.I.U. Mr. Art McCormack B.Arch., M.Sc. (Agr. In Land. Hort.) M.R.I.A.I., M.I.U.
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