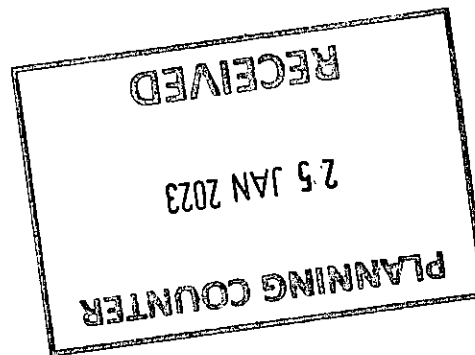


A.1.

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



20th January 2023.

Additional Information response.

Planning reg ref

Re : Louise and Gary Keenan wish to apply for Planning Permission for alterations and extensions, including the partial demolition of the existing kitchen, utility room, bedroom and bathroom area to the rear and the construction of a kitchen and sitting room to the ground floor and the construction of a master bedroom to the first floor, together with internal changes to create new environments and changing the existing garage door to a new window to the front façade, along with ancillary landscaping and site works. All at 50 Crannagh Road, Rathfarnham, Dublin 14, D14 V090.

Dear Sir / Madam,

On behalf of our client, Louise and Gary Keenan wish to respond to the request for additional information as follows ;

item 1

1. The proposed ground and first floor extensions to the north is not considered acceptable and should incorporate the following alterations;

- *Reduced ridge height of the roof of the proposed extension on the ground floor to a maximum of 3.5m.*
- *Reduce the ridge height of the proposed flat roof of the first floor extension to be in line/flush with the existing first floor extension to the front.*
The applicant should submit revised drawings including site plans, floor plans, elevations and cross sections demonstrating these amendments to the development.

Item 1 Response

We have a physical difficulty in reducing the flat roof height of the first floor extension to the rear /side of the dwelling as doing so reduce the ceiling height in the bedroom to less than 2m. It may not be readily apparent from looking at the plans, but the existing first floor extension to the side of the dwelling is accessed from a half landing on the stairs and so the first floor level in this (existing) extension is lower than the main first floor of the house. The proposals is to provide a larger master bedroom by extending the first floor of the main part of the house out to the rear. We proposed to carry the existing first floor ceiling height into the extension and hence the roof of the first floor extension has to be higher than the

roof of the lower side extension given the existing difference in floor levels. The roof of the extension also needs to be slightly above the eaves at the rear of the house in order to achieve a usable ceiling height in the bedroom.

We understand your concerns in relation to the two levels of parapets/ flat roof that are visible when viewed from the front /road and to address this we are proposing the following which we believe will achieve the same visual impacts intended in the Ai request.

We now propose to Extend the "A" roof from the main body of the house over the side extension both existing and proposed. This effectively blocks any view of the rear extension when viewed from the front.

We are also proposing to lower the ceiling height in the first floor bedroom extension to 2.45m and this will reduce the flat roof level in the extension and in turn the parapet height from that originally proposed. The original drawings indicated a parapet height of 6.23m and the revised proposals indicate a rear parapet height of 6.02m. This is a reduction of 210mm.

We believe that the combination of the reduction in height of the parapet on the proposed extension at the rear of the property coupled with the proposals to extend the main roof across the full width of the property will reduce the visual impacts to satisfy the intent of the AI request albeit in a slightly different manner than requested.

Enclosed are 3d images that indicated the original proposal, the new extended roof proposal and a photo as it exists now.

The AI also suggests that the roof of the rear single extension be reduced in height due to its possible impacts on neighbours. The proposed roof was a mono pitch roof sloping upward to a height of 3.9m over FFL. We have reviewed the situation and note the following in relation to impacts on the neighbouring property.

The facade of the proposed rear extension is set back behind facade line of the adjoining property. There will therefore be no daylight or shadow impacts on the existing side window in the adjoining property.

The Existing extension at no 48 was not represented accurately on the original drawings. It was shown with a flat roof. The existing extension at no 48 also has a mono pitch roof in a zinc finish with a significant overhang. It also slopes upwards as per our proposed roof. We have measured the height of this roof relative to the proposed extension in no 50. The garden levels between no 48 and no 50 are not identical, but a site measurement of the roof height at no 48 taken from the garden of no 50 indicates an existing roof height of c.3.65m over ffl.

In order to address your request we are suggesting that the roof pitch of the proposed extension be reduced so that the highest point of the proposed mono pitch roof of the kitchen extension will be 3.65m over ffl instead of 3.9m. That would bring it in-line with the existing roof level of the extension next door and coupled with the fact that the proposed extension extends out into the garden less than the adjoining property we believe that there will be no negative impacts. Enclosed are revised section and images which illustrate the revised proposals for your review.

By way of comparison we obtained planning consent for a similar first floor extension to the rear under planning ref SD15B/0058 and also Sd16B/0179. The latter also having a mono pitch roof extension with a height of 4m.

2. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development ...

The Proposed surface water system was designed for 100 year return period plus 20% increase in rainfall. depth for climate change.

SUDS is a fundamental change in the overall approach to drainage design with the primary aim of replicating the natural processes. This involves incorporating source control techniques which endeavour to mimic the natural movement of storm water from a development, reducing flood risk downstream, enhancing water quality and provide an improved environment. To achieve this, it is intended that a soak pit and permeable surface finishes would be adopted as part of the scheme: Details of the proposed drainage design incorporating SUDS are included on drawing no 22-270-001. A report confirming the SUDS approach to drainage, including calculations confirming the appropriate size of the soak pit following onsite trial holes / site infiltration test is included with this response at appendix A of the report

We can confirm that All proposed works will be carried out in accordance with South Dublin County Council Drainage. Department, Greater Dublin Regional Code of Practice for Drainage Works and current Building Regulations

3. The applicant should confirm the materials proposed for the front parking area. The applicant should incorporate the use of permeable surface treatments inline with the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide.

The car parking area within the front garden of the house is existing and it has a concrete finish. It is proposed to remove this finish and to include a gravel stone finish on a hardcore base to facilitate permeability and water filtration into the ground in the front garden.

4. *The applicant should confirm the exact location of the combined sewer pipe to the rear of the existing property. Furthermore, the applicant should confirm that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure. The applicant should submit revised drawings including site plans and floor plans demonstrating this.*

Following on site investigation into the exact location of the combined sewer serving the property we can confirm that the sewer is located at the side of the property and discharged to a public sewer located within the public road at the front of the property. There is therefore no public sewer to the rear of the property and the proposed extension to the rear is so remote from the combined sewer that it could not have any impact.

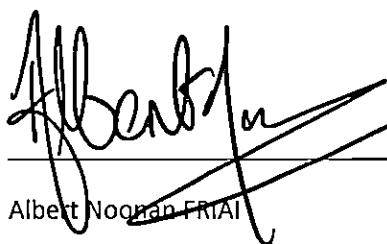
Enclose is a copy of Irish water services map indicating the existing sewer to the front of the property. Revised drainage arrangements are indicated on the enclosed revised site plan drg no PL100 rev B.

Please find enclosed the following contents:

- 6 copies engineers report and SUDs drawing no 22-270-001
- 6 copies of architectural drawings P 100, 110, 111, 112, & 200 . All rev B.
- 6 copies of 3D Images

We trust the above is in order however should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Albert Noonan FRIAI

Noonan Moran Architecture

Noonan Moran Architecture
139 Baggot Street Lower
Dublin 2.

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1304	Date of Decision: 18-Oct-2022
Register Reference: SD22B/0376	Registration Date: 25-Aug-2022

Applicant: Gary & Louise Keenan

Development: Alterations and extension of the existing dwelling including the demolition part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house; general internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front facade and the widening of the existing vehicular entrance along with ancillary landscaping and site works.

Location: 50, Crannagh Road, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 25-Aug-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The proposed ground and first floor extensions to the north is not considered acceptable and should incorporate the following alterations;
 - Reduced ridge height of the roof of the proposed extension on the ground floor to a maximum of 3.5m.
 - Reduce the ridge height of the proposed flat roof of the first floor extension to be in line/flush with the existing first floor extension to the front.The applicant should submit revised drawings including site plans, floor plans, elevations and cross sections demonstrating these amendments to the development.
2. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts
- Other such SuDS

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

3. The applicant should confirm the materials proposed for the front parking area. The applicant should incorporate the use of permeable surface treatments inline with the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide.
4. The applicant should confirm the exact location of the combined sewer pipe to the rear of the existing property. Furthermore, the applicant should confirm that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure.
The applicant should submit revised drawings including site plans and floor plans demonstrating this.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22B/0376

Date: 18-Oct-2022

Yours faithfully,

Pamela Hughes

for Senior Planner