

MODULE

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

PLEASE FIND ATTACHED 'ADDITIONAL INFORMATION' SUBMISSION RE
SD22B/0515

45 COOLAMBER DRIVE

PLANNING COUNTER

- 8 FEB 2023

RECEIVED

MODULE

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

8th February 2023

South Dublin County Council
County Hall
Tallaght
Dublin 24.
D24 A3XC

Add
Info

RE: Additional Information Request in connection with SD22B/0515

Planning permission is sought by James Walsh, for development at this site, 45 Coolamber Drive, Rathcoole, Co. Dublin. D24 W603. The development will consist of conversion of the existing attic to non-habitable storage space. Existing hipped roof to be altered to A frame roof inclusive of a dormer window to the rear of the dwelling all at roof level. Proposed staircase from first floor to attic level. Proposed finishes to match and align with existing dwelling inclusive of all associated site works.

On behalf of our client, James Conway, please see attached information response to Further information letter dated 3rd of February 2023.

As the proposed gable roof profile would not be in keeping with the character of the surrounding roof profiles of the area and would not accord visually in this location it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The revised Dutch hip should be clearly distinguishable from that of a full gable pitched roof, should not be token in nature and should maintain the same angle as that of the original existing hipped roof.

- (1) Please refer to drawing P1003 Existing/ Proposed Site Layout Plans and P2001 Existing/ Proposed Works attached to review the re-designed gable end. A proposed half-hip gable is in place with the angle of the half-hip to match the existing to keep in line with the surrounding context. The proposed half-hip gable is sized in order to accommodate a 2m head height for the stair up to the attic room. A half-hip gable is proposed in lieu of the 'dutch' hip gable mentioned in the request as the half hip gable is more appropriate to align with the character of the area.

Kind Regards,


Phillip O'Brien
For and on behalf of Module

