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01/02/2023

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

10th February 2023

Re: Planning Application for proposed extension to and refurbishment of 10 Mountdown Road, Manor Estate, Dublin 12.

Dear Sir/Madam,

We are submitting a planning application on behalf of our clients, Paul Boyle & Laura Doyle, 10 Mountdown Road, Manor Estate, Dublin 12. We have submitted the following drawings and documents;

- Application Fee of €34.00 Class 2 Development,
- Copy of Newspaper notice (published 31/01/2023),
- Copy of Site Notice (erected 31/01/2023),
- Planning Application Form,
- 6no. copies of drawings as follows;

- P-00 Location Plan
- E-01 Existing Site Plan + Contiguous Elevations
- E-02 Existing Floor Plans
- E-03 Existing Sections + Elevations
- P-01 Proposed Site Plan + Contiguous Elevations
- P-02 Proposed Floor Plans
- P-03 Proposed Sections + Elevations

Compliance with Planning Regulations

We confirm that prior to lodging this planning application, all relevant drawings were screened by this office with reference to the Planning & Development Regulations, 2001 - 2008 and are consistent with the spirit and intent of same.

In accordance with article 22(2)(a) of S.I. No. 685 of 2006 this planning application is accompanied by a copy of the relevant newspaper and site notice.

In accordance with article 22(2)(b) and (d) of S. I. No. 685 of 2006 this planning application is accompanied by a location map of sufficient size, prepared by ARÓ Architects, which clearly identifies, at a scale of 1:1,000, the lands which are the subject of this application outlined in red. (Please refer to Drawing. No. E-01 + P-01 for further detail).

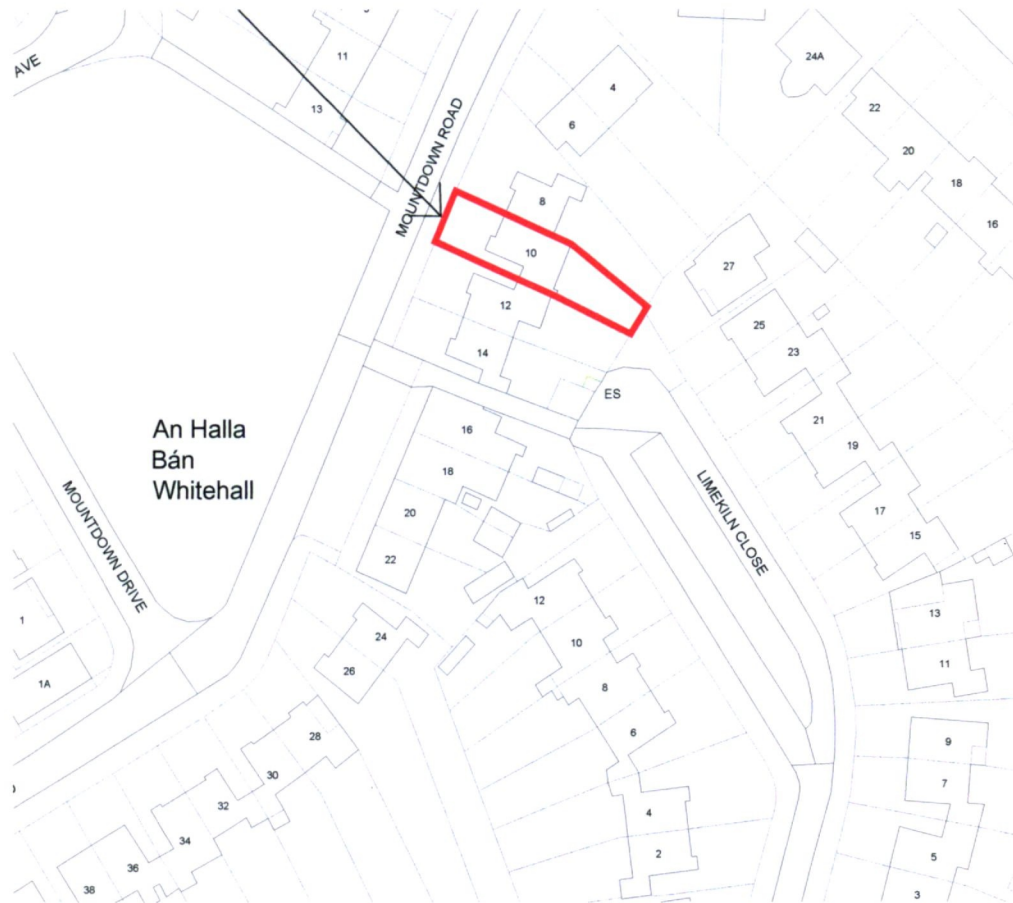
In accordance with article 22(2)(b) of S. I. No. 685 of 2006 the approximate location of the site notices erected are identified on the Site Location Map, prepared by ARÓ Architects, (Please refer to Drawing. E-01 for further detail).

In accordance with article 19(1)(b) of S. I. No. 685 of 2006 the Site Notice has been printed in indelible ink on a white background. The site notice has been erected at A4 Size as indicated on the Site Location Map/Ordnance Survey Map and Existing Site Plan, prepared by ARÓ Architects (Please refer to Drawing P-00 + E-01 for further detail).

In accordance with article 23(1)(a) of S. I. No. 685 of 2006, the lands which are the subject of this application are outlined in red on the enclosed Proposed Site Plan at 1:200 scale, prepared by ARÓ Architects (Please see Drawing No. P-01 for further detail).

Subject Site

No. 10 Mountdown Road is a semi-detached two-storey house with approximately 132.9 sqm. of floor area and consists of ground & first floor accommodation and 1no. external sheds. The area of the site is approximately 306sqm, with a front and rear garden. The rear garden faces southeast and can be accessed via the house. The front garden is northwest facing and provides pedestrian and vehicular access off Mountdown Road. The house is set back from the street by 9.4 metres and 15.3 metres for the two-storey side extension.



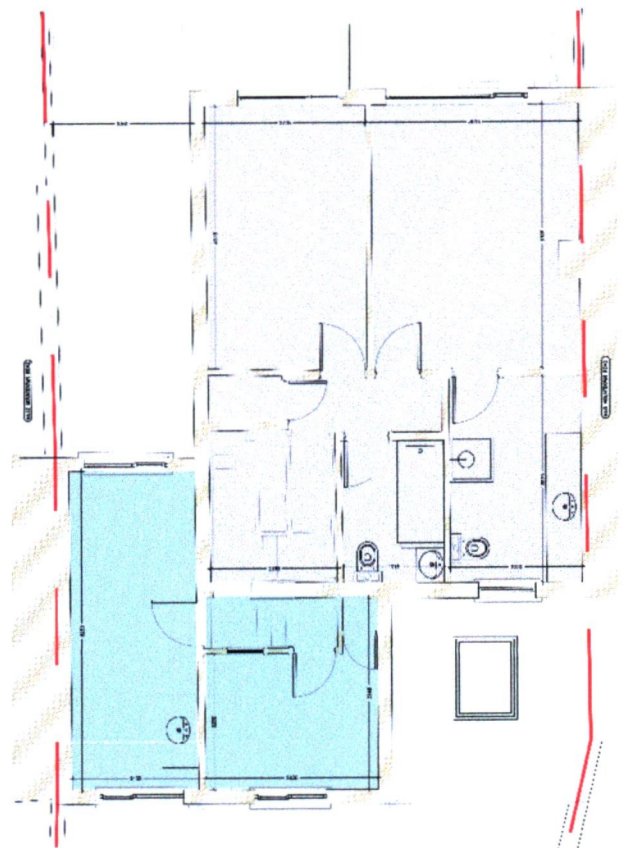
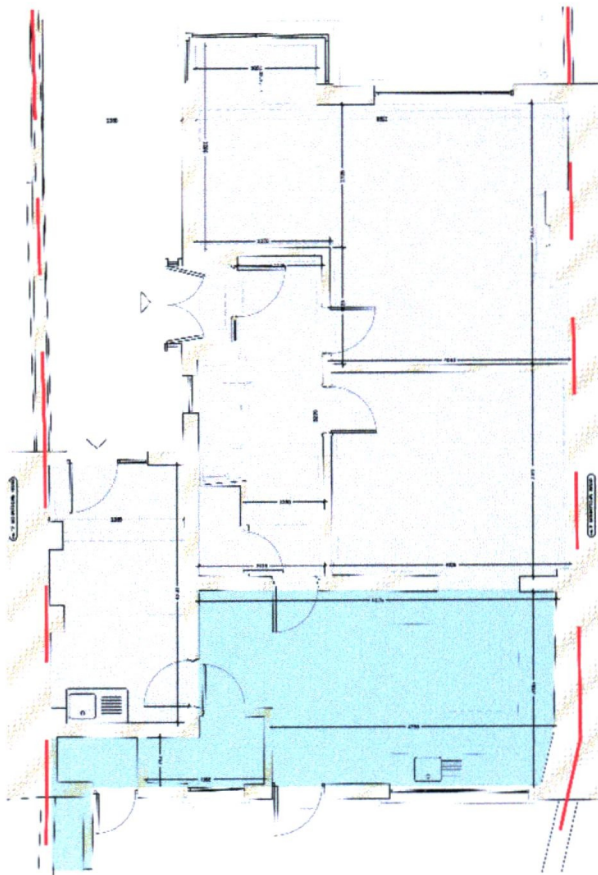
Dwelling Analysis

The existing property at no. 10 Mountdown Road has been reconfigured and extended by the previous owners over the years. We have not been provided with original drawings of the property prior to any intervention or extension, but from our review of the OSI Maps (see above) we can identify a design typology in the context/along Mountdown Road. The single-storey extension to the side of the main property (approx.. 11.5sqm) is consistent with the neighbouring properties (see no.36-28, 24, 14-12, 8). Based on this finding we have made an assumption that the single-storey side extension is part of the original footprint of the house.

Having recently purchased the property, our Clients wish to remove earlier interventions of poor construction.

These interventions include the following;

- First floor extension over original single-storey side extension (11.5 sqm)
- Part single & two-storey rear extension (27.6 sqm)



no.10 Mountdown Road
Ground Floor above

First Floor above

Purple illustrates assumed original footprint (93.8 sqm)
Blue illustrates extended areas (39.1 sqm)

Proposed Development

Our Clients wish to modernise this house and extend it to make it suitable as a long-term family home.

The proposal is to demolish the poor quality existing single & two-storey extension to the side and rear (50.2sqm) and to replace it with a new one-and-two-storey extension (66.2sqm). The existing return of the house currently accessed from a dog leg stairs that is a safety risk for the clients young children. The existing construction does not meet contemporary standards and is poorly constructed with little to no insulation at ground level, in the exterior walls or in the roof.

The proposed two-storey extension will accommodate the new stairs to first floor level providing a safer route to the upper floor from what is provided currently.

The proposal includes the extension of the existing single-storey flat roof extension to the rear to provide a comfortable living area off the open-plan Kitchen/Dining Room that will open into the garden.

We propose the extension of the existing roof with new dormer window to the rear elevation and 1no. rooflight to the new pitch roof over the two-storey extension.

The existing construction currently does not meet contemporary environmental standards with poor insulation and failing windows. New windows and internal insulation are proposed for the existing house to improve internal environmental conditions. The new windows are to be made in aluminium and the walls will be finished in render.

Planning Context

The neighbouring property, no.12 Mountdown Road recently received planning permission (SDCoCo Ref. SD21B/0205) for a single and two-storey extension to the side (boundary with no.10 Mountdown Road) and rear with dormer windows to the front and rear of the main roof in August of 2021.

We hope that South Dublin County Council will look favourably upon this application and grant permission for the proposed works and modifications.

Yours Sincerely,

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

Róisín Power,
Director
MRIAI, M.Arch, B.Arch Sc, Dipl.Arch,