

PLANNING COUNTER

An Rannóg Talamhúsáide,
Pleanála agus Iompair Land Use,
Planning & Transportation Department - 3 MAY 2023

Date: 20/04/2023

RE: REQUEST ADDITIONAL INFORMATION PLANNING REG.REF.NO. SD22B/0469

Dear Sir/Madam,

On Behalf of my Client, I wish to submit response to REQUEST ADDITIONAL INFORMATION for the above planning application at 6 Knocklyon Cottages, Knocklyon Road, Dublin 16 D16K5C1

Relevant points:

Point 1: *The Applicant is requested to provide revised Site Layout, Plan, Sectional and Elevational drawings to address the following discrepancies and deficiencies:*

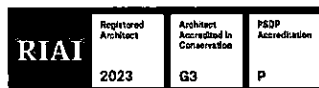
- (i) *An Existing and Proposed Site Layout Plan at 1:500 showing the full detail of the surrounding context of the subject site to facilitate a complete assessment of the potential impact of the proposed development on the visual and residential amenity of surrounding properties. The detail shown on the existing and proposed site layout plans should adhere to the requirements set out in Section 23(1)(a) of the Planning and Development Regulations 2001-2021 (as amended).*
- (ii) *Coordinated Proposed Floor Plan and Elevational drawings to accurately reflect the proposed fenestration pattern and elevational treatments.*

Our response:

Please see attached revised Drawings no: 1001, 1002, 1003, 1004, 1005, 2001, 2002, 2003, 2004, 2005

Point 2: *The Applicant is requested to provide revised Site Layout, Plan, Sectional and Elevational drawings to demonstrate the following revisions to the proposed development:*

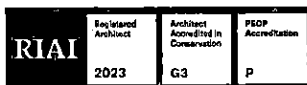
- i) *Provide a single entrance to the dwelling, by either omitting the proposed entrance or removing the existing front entrance.*
- ii) *Lower the height of the proposed two storey element to sit at least 100mm below the ridge line of the existing dwelling.*
- iii) *Re-design the proposed two storey element to mitigate against the potential for overshadowing and overbearance. The Applicant should either provide a minimum of 1m separation distance from the party boundary per 3m of proposed height or the two storey element could be re-located towards the less sensitive southern boundary.*
- iv) *Provide a more appropriately designed fenestration pattern at first floor level by omitting the proposed Juliette balconies; The re-designed proposal will be subject to a complete assessment regarding the potential adverse impact to the visual and residential amenities*



of the adjoining properties and adjacent streetscape . It is incumbent on the Applicant to demonstrate that the proposed two storey element would not have an adverse impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. A failure to demonstrate this may result in permission being refused for the proposed development or the two-storey element being omitted by condition.

Our response:

- (i) Front entrance to the original cottage is replaced by window to match existing
- (ii) We are demonstrating on the attached 3D visuals, how new roof is set back from the existing cottage, and does not at all make any connection. Rear extension and its roof are constructed independently. Distance between new roof ridge of the flat roof and hip, and existing cottage roof is 4230mm
We are showing 3D street view from the eye level, new extension will not be visible above existing cottage roof. Both front view and view approaching from the laneway leading to no 7 A & B In reality it will be 830mm higher than existing cottage ridge line and 895 mm lower than the top of the chimney. Drawings show that there is no negative impact of the new roof to Existing Cottage or neighbour properties. See drawings no 1106, 2106, 2107
- (iii) First floor extension is redesigned and moved 1 m away from Notothen boundary with no 5. Ground floor remains as it is design, as replacement of the existing single storey with same depth. We are demonstrating at several shadow studies, taken in Summer and Winter Solstice, and Spring Equinox, each at 11am and 6pm. It clearly shows that there is no overshadowing of any properties to the South (no 7 A & B) and West, no 6A. No 5-cast shadow mainly to its own property, and there is very little overshadowing from new extension to no 6.
We have shown several shadow studies, bot existing situation and proposed, where orange line shows the difference between both scenarios, and in majority shadow projects less then 1 m, or not at all. We consider this as acceptable, and hope that the Board will look at this in the same way. See drw. No. 1101,1102,1103, 1104, 1105, 2101, 2102, 2103, 2104, 2105
- (iv) Juliette balconies are omitted, window cill is brought up, and it is in compliance with current Building regulations
The design of the works in question was carefully considered to improved function while respecting physical context. The principal of this design interventions is to do with function and space use. We have demonstrated in several visual 3d drawings as per attached that new partially single partially 2 storey building almost internally is hidden behind existing cottage and have no impact on visual streetscape. Nature of the corner site, which is also with significant angle, creates possibilities to design some complementary modern extension, which is highlighting significance of the existing cottage by





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stepping back to the rear with distance between new and existing, and also braces it by new entrance which makes better use of space, does not interfere with existing driveway and turning circles.

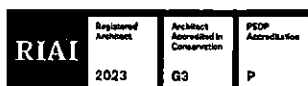
Point 3: *The Applicant is requested to provide a detailed Drainage and Water Services Infrastructure plan for the proposed development. The Plan should include details of the drainage and water connections and should include Sustainable Urban Drainage Systems (SuDS) design measures. In designing the SuDS measures, the Applicant should have regard to the Sustainable Drainage Explanatory Design Guide (2022), a copy of which is available on the South Dublin County Council website.*

Our response: Please see attached reports and tests prepared by Civil Engineers.

We trust you will find this in order so as to make a decision in our favour.

With Kindest Regards,

Architect MRIAI,
Grade III Conservation Architect.



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