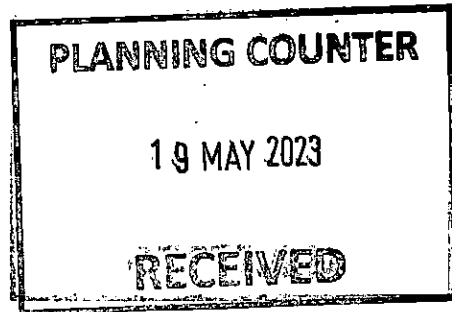


ARÓ Architects
Killincarrig
Greystones
Co. Wicklow

19/05/2023

Planning Authority,
South Dublin County Council,
Tallaght,
Co. Dublin



RE: FURTHER INFORMATION

As requested for SD23B/0048

Dear Case Officer,

I write in relation to planning application **SD23B/0048**, for demolition of an existing 50.2 sqm single and two storey side and rear extension of their semi-detached house and subsequent construction of 66.2 sqm single and two storey side and rear extension at no. 10 Mountdown Road, Manor Estate, Dublin 12. ,in response to the requested Further Information sought for the application.

Please see below our response to the specific issue raised by the Planning Authority in the Further Information request:

1. The Planning Authority has concerns in relation to the scale and design of the proposed extension. The proposed extension, in particular the two storey element, is considered to be visually dominant and overly large. While the extension is proposed to the side/rear, the site backs onto Limekiln Close and would be visible from this street. The two storey element would be highly visible from adjoining properties and Limekiln Close. This element is largely separate from the bulk of the existing house and therefore visually apparent.

The two storey element should be redesigned to be less visually dominant and incorporate better into the existing house onsite. The applicant is requested to submit a revised design for the proposed extension. A full set of revised drawings should be submitted in response, including the revised proposed floor area.

RESPONSE

Please refer to drawing P-01 PROPOSED SITE PLAN + ELEVATIONS RFI, P-02 PROPOSED FLOOR PLANS RFI, P-03 PROPOSED SECTIONS + ELEVATIONS RFI which show a revised design proposal

for the new extension to the side and rear of no. 10 Mountdown Road that seeks to address the concerns raised by the planning authority.

A summary is provided below of the revisions to the design proposed:-

The distance from the existing rear wall of the house to the rear wall of the two storey extension, where Bedroom 03 is located, has been reduced in order to step the extension away from the rear boundary as much as possible.

The rear wall of the side extension, where the stairs is located, has also been reduced significantly to decrease its visibility & distance from Limekiln Close.

The pitched roof on the new extension is now proposed to be replaced by a flat roof to further reduce the overall mass and therefore visibility of the extension.

We trust that the response outlined above and detailed in the drawings satisfy the queries raised in relation to the application.

Should you have any queries relating to the above please do not hesitate to contact me directly at roisin@rdparchitects.ie or (087) 928 1852.

Yours Sincerely,

Róisín Power, MRIAI

ARÓ Architects

