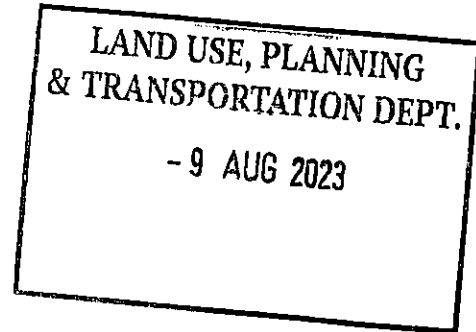


A.I.

South Dublin County Council
Planning Dept,
County Hall
Town Centre
Tallaght
Dublin 24



Re: Submission of ADDITIONAL INFORMATION as requested in relation to Register reference: SD22B/0440 proposed extension at 186 Whitehall Road, Dublin 12

Dear Sir/Madam,

1. (a) The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area (ACA). A two-storey extension can be considered if the roof is reduced, or roof designed revised in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2- storey extension element should be reduced in height in order to negate the overall visual impact. Regard should also be had to reducing the overbearing impact on surrounding residential properties, in particular No. 184 Whitehall Road. A full set of revised drawings should be submitted, including sectional drawings of the proposal. As part of any revision to address this concern the applicant is requested to submit an Architectural Impact Statement with regard to the proposed development which is located within an ACA.

(b) The applicant should also confirm if any works are proposed to the existing cottage in particular exterior works. Details should be provided with regard to any such works and information provided as part of the architectural impact statement.

(c) The applicant is also requested to submit details of the proposed boundary treatments, including elevation drawings and proposed materials.

As per the attached drawings we have reviewed the roof design. The proposed design allows for appropriate internal height whilst maintaining the appearance of a dormer style roof akin to the neighbouring property.

We have reduced the height and brought it inline with the neighbouring property at 184 Whitehall Road. With this in mind the reduction negates the impact it would have on the neighbouring property and decreases the visibility of the extension. The difference in ridge

height of the existing cottage and proposed extension is now 0.65m. The distance from the front boundary wall to the first point at which the ridge of the proposed extension would reach 5.9m is over 17m - this reduces the visibility of the extension from street level on Whitehall Road. (see appendix of photos). Both 184 and 180 have completed extensions to the cottages which are above the ridge line and visible from Whitehall Road, the revised plans have reduced visibility significantly.

The proposed extension has been moved closer to the north-west boundary with 188A as per the suggestion of the council, thus increasing the distance to 1.7m between 186 and the boundary wall with 184 (which has a further 1m-2.5m distance from their property to the wall) the inclusion of the internal courtyard has also allowed for greater separation distance.

An Architectural Impact report has been submitted as requested noting external features of architectural importance, we have noted any changes we propose to make to the cottage. The changes are minimal with the only significant alteration being increasing the width of the ope from the original cottage to the 1970's extension and the alteration of said extensions roof.

2. The subject site is located within Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the South Dublin County Development Plan 2022-2028. The County Development Plan states that proposals for minor development to existing buildings, such as the proposed extension, in areas of flood risk should include a flood risk assessment of appropriate detail. Insufficient information is currently submitted to satisfy the Planning Authority that the proposed development would not be liable to flooding or give rise to flooding in other locations. The applicant is requested to submit additional information in relation to this including a flood risk assessment.

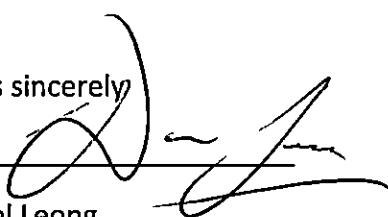
Please see attached Flood Risk Assessment reports and engineers reports.

3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Please see attached reports with recommended permeable paving.

We have included 6 copies of all reports and revised plans. We trust you will find the revised documents satisfy the council's requests and recommendations.

Yours sincerely



Daniel Leong