

PLANTECH

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PLANTECH
PLANNING
DRAWINGS
REVISED POST
F. I. REQUEST

Handwritten text in purple ink on graph paper, appearing to be a list of names or identifiers:

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CRO: 228312
DISE AD 30
01 254 1251

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ARCHITETTURA REGIONE CAMPANIA
BPAIREC

Please find enclosed second planning application (ref. SD22B/0506) prepared by Plantech Design Limited where SDCC requires additional information.

Additional information (Registration Date 22-Nov-2022)

1. The Planning Authority maintain concerns regarding the design of the proposed development and the applicant should submit drawings including site plans, floor plans, elevations and contiguous elevations demonstrating the following: a) Reduction of the proposed rear extension from two-storey to single storey which maintains the same ridgeline as the host property. b) Reduce the depth of the proposed rear extension. The applicant should consider removing the courtyard to facilitate this.

This contradicts what was previously proposed by SDCC in the additional information for the previous planning permission to have the extension for the rear attic conversion. However, Plantech proposed to reduce the courtyard to half its depth and to change the roof profile to a flat in order to minimise the height by 1 metre.

After the whole process of adapting the design to the SDCC requirements the decision was taken that the planing was refuted on the following basis.

Conditions and Reasons (date of decision 27-July-2023)

1. The proposed development, due to the scale of the rear extension, the proximity to the neighbouring dwellings and the visibility of the rear extension from the surrounding area, would as a result in the creation of an overbearing element that would be seriously injurious to the visual and residential amenity of neighbouring residents and the surrounding area and would set a precedent for development which would be incompatible with the established character of the area. The proposal would be contrary to 'RES' Zoning, which seeks to protect and / or improve residential amenity and is contrary to the provisions of the South Dublin County Development Plan 2022-2028 the South Dublin County Council House Extension Guide (2010) and the proper planning and sustainable development of the area.

It seems to be a very unfair decision because it is based on the fact that it will be a new precedent for the neighbourhood and we have found at least 5 houses that have made extensions very similar to our applicant's. They are listed in the following document,

Signed

Christopher Boylan.
Director.

Plantech Design Limited.

29.06.2023

Attention of South Dublin County Council planning,
File Ref: SD22B/0506
Applicant Address: 32, The Dale, Kingswood Heights, Dublin 24.

Please note Precedent for similar developments in the immediate area of this planning application site.

Planning Reference : SD22B/0443 See below the attached photo Ref.001
<https://planning.agileapplications.ie/southdublin/application-details/63195>

Planning Reference : SD20B/0031
<https://planning.agileapplications.ie/southdublin/application-details/58132>

Planning Reference : SD06A/0413
<https://planning.agileapplications.ie/southdublin/application-details/28894>

Planning Reference : SD15B/0026
<https://planning.agileapplications.ie/southdublin/application-details/48184>

Planning Reference : SD22B/0059. See below the attached photo Ref.002
<https://planning.agileapplications.ie/southdublin/application-details/61909>

PRECEDENT
REFERENCES
IGNORED
BY SDCOCO
* * *

Picture REF. 001
21 The Ct. Kingswood Heights, Dublin 24, D24 DKK6

Similar development with raised ridge level.



Original west view.



As built west view.

11.07.2023

To the Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902:

Please find enclosed first planning application (ref. SD21B/0437) prepared by SE Home improvements where SDCC requires additional information.

Additional information (date of decision 20-sept-2021)

1. (ii) Consider the re-design of the attic conversion and extended floor area to retain the stepped double gable roof profile. In re-designing the attic conversion and extended floor area, the Applicant could consider providing the extension to the rear of the dwelling, which may facilitate the retention of the distinctive double gable roof profile.

After the applicant submitted additional information the decision was basically to extend to the rear without modifying the existing house and roof which the applicant could have done exempt from planing.

Conditions and Reasons (date of final grant 25-May-2022)

2.(b) Floor plans demonstrating no amendments to the internal layout of the dwelling except the single storey extension to the rear.

Signed



Christopher Boylan.

Director.

Plantech Design Limited.

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ORIGINAL SDCC
PLANNING APPLICATION
SD 21B/0437

PLANTECH

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ST. CIBIGNESE
PLANNING AUTHORITY
DRAFT REPORT
2012

Planning Pack Map

CENTRE COORDINATES:
ITM 708626,729380

PUBLISHED: 06/08/2020
ORDER NO.: 50133919_1

MAP SERIES: 1:1,000
MAP SHEETS: 3327-21, 3327-22

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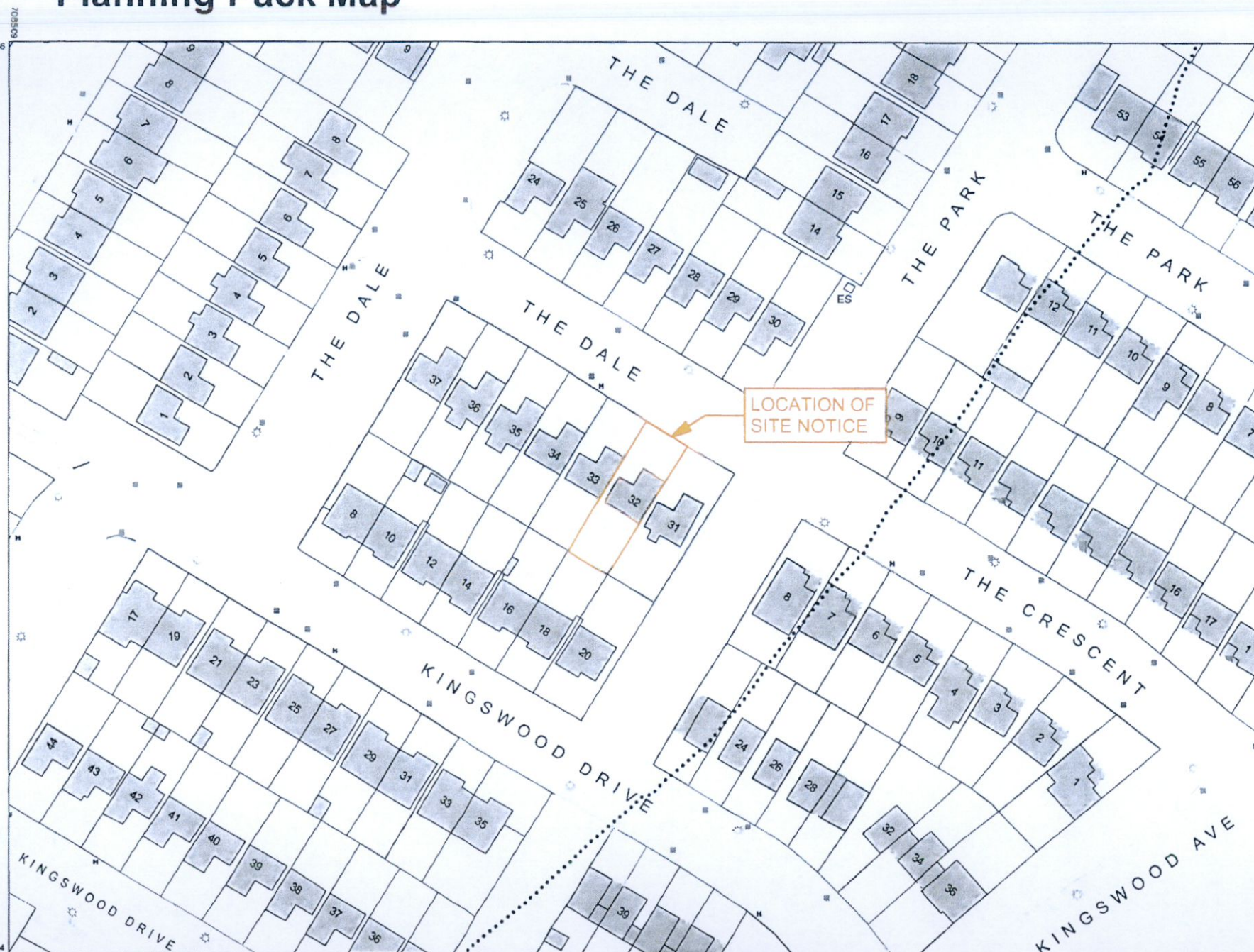
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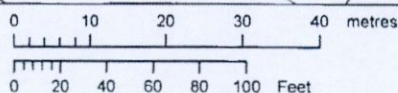
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LEGEND:
<http://www.osi.ie>
search 'Large Scale Legend'



LOCATION OF
SITE NOTICE



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured
Output scale is not indicative of data capture scale
Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'



Picture REF. 002

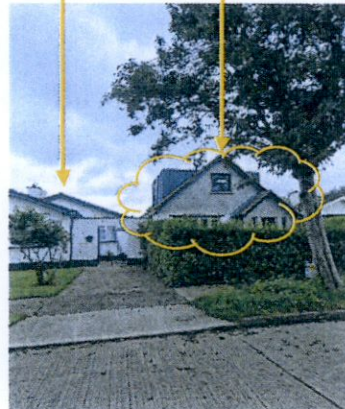
11 Cedar Ave, Kingswood, Dublin 24, D24 X80K

Adjacent dwelling identical
to applicant property

Similar development with raised ridge
level, dormers two both sides and
modification to the front porch.



Original front view.



As built front view.

Please see below the attached photo Ref. #003 which shows that all of the buildings (outlined red) surrounding 32 the Dale are two storey. There is also a large land gradient falling from Kingswood Dr. to The Dale which minimises the impact on the rear neighbours. See Pictures Refs #003 #004.

Picture REF. 003



Picture REF. 004

Top of ridge level of No.20 Kingswood Dr. located to the rear of application site.

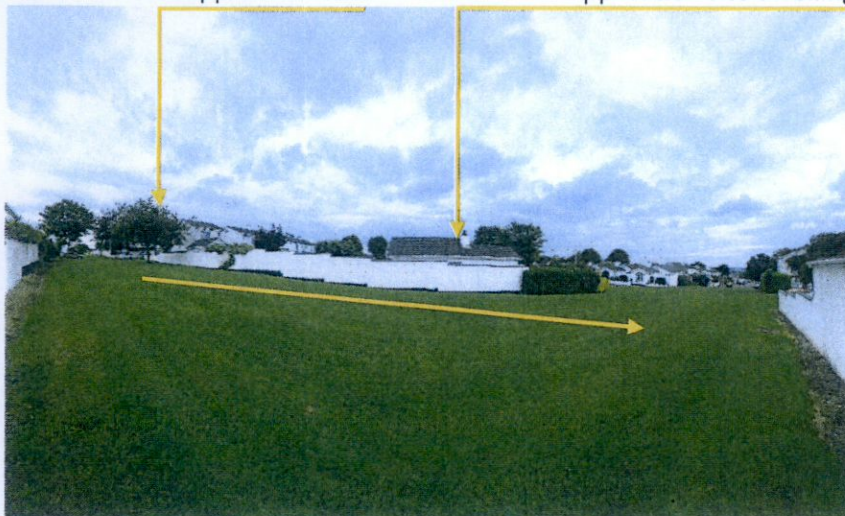


Top of ridge of Application site 32 The Dale.

Picture REF. 005

Sites to rear of application site

Application site dwelling.



Land Gradient falling from kingswood Dr. to The Dale.

Regards,

Christopher Boylan.

Director.

Plantech Design Limited.

Agent on behalf of original Planning Applicants / Home owners

Neil Lawlor & Yvonne Potts.

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