

Killincarrig  
Greystones  
Co. Wicklow

04/09/2023

[By Email]  
Planning Authority,  
South Dublin County Council, Tallaght,  
Co. Dublin

**RE: Response to conditions**  
**As requested for SD 22B/0532**

Dear Case Officer,

I write in relation to planning application SD 22B/0532 for the demolition of 35.85sqm single-storey garage and rear of semi-detached house; construction of 82.4sqm. one & two storey rear and side extension, in response to Condition no. 2 which sought for amendments of (a) the depth of the rear extension and (b) window location in Ensuite at first floor level, and (c) the inclusion of additional windows to the western elevation.

Please see below our responses to Conditions no. 2 (a), (b) and (c):

**Condition no. 2 (a)**

The depth of the rear extension shall be reduced to no more than 4.5m, or 50% the depth of the original dwelling. Revised elevations, including the east elevation when viewed from the neighbouring property shall be submitted to demonstrate compliance with this requirement, as well as update floor plans.

**Reason**

To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

**Response**

Please refer to the drawing P-03 Proposed Floor Plans - COND.02 included with this letter of response to Condition no.2 (a). The proposed depth of the rear extension has now been revised and reduced to 4.5m externally as shown in the drawings.

**Condition no. 2 (b)**

The window serving the en-suite shall be located on the side elevation, overlooking the area of open space, and shall be fitted with obscure glazing a maintained in perpetuity.

**Reason**

To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

**Response**

In response to Condition 02 (b), we have relocated the window in the En-suite to the side elevation and the glazing used will be opaque in order to obscure a direct view for the public street. Please refer to drawing P-05 Proposed Elevations - COND.02 included.

**Condition no. 2 (c)**

The applicant shall provide plans and elevations detailing any other additional windows deemed appropriate to provide on the western elevation. The applicant shall consider the inclusion of a high level horizontal window serving the laundry room at ground floor level, and the potential for an additional window serving the bedroom at first floor level.

**Reason**

To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

**Response**

In response to Condition 02 (c), we have added a high level window into the laundry Room and the Play room at Ground Floor Level. This will maintain privacy for the home owner while activating the façade from the public street. Please refer to drawing P-05 Proposed Elevations - COND.02 included.

We trust that the additional information satisfy the queries raised in relation to the application. Please see the drawings enclosed:

- P-03 Proposed Floor Plans - COND.02,
- P-05 Proposed Elevations - COND.02,

Should you have any queries relating to the above please do not hesitate to contact me at [roisin@aroarchitects.ie](mailto:roisin@aroarchitects.ie) or 087 928 1852.

Yours sincerely,

Róisín Power  
Director  
MRIA