

91A/0902

CERTIFICATE NO: 25508

PROPOSAL:  
LOCATION:  
APPLICANT:

Retention of house  
14 B Weston Court, Weston Court, Weston Park, Lucan  
Tom McGeath

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC'D	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ REMARKS
Dwellings	2202	32	32	-		
	2212					
	2222					
	2232					
	2242					
	2252					
	2262					
	2272					
	2282					
	2292					
	2302					
	2312					
	2322					
	2332					
	2342					
	2352					
	2362					
	2372					
	2382					
	2392					
	2402					

*[Signature]*

S.O

6/6/91

Cash Book Signed: \_\_\_\_\_ Grade: \_\_\_\_\_  
Endorsed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_  
Books 2, 3, 4, 5, 6 & 7 Certified Signed: \_\_\_\_\_ Grade: \_\_\_\_\_  
Books 2, 3, 4, 5, 6 & 7 Endorsed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: BY /  
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Box 833(B) COPY (15)

246,000

800 per week

SECURITY

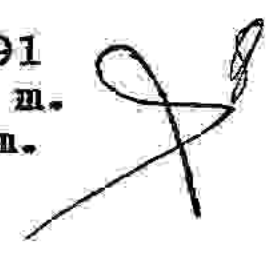
160,000

100,000

Retention of minor modifications to approved house type at 14, Weston Court, Weston Park, Lucan for T. McGrath.

Mr. Michael Purcell,  
5, Pigeon House Road,  
Dublin 4.

Reg. Ref.	91A-0902
Appl. Rec'd:	31.05.1991
Floor Area:	19.0 sq. m.
Site Area:	510 sq. m.
Zoning:	



Report of the Dublin Planning Officer, dated 24 July 1991

This is an application for PERMISSION to retain minor modifications to approved house type at 14, Weston Court, Weston Park, Lucan for T. McGrath.

Reg. Ref. No. 85A-0417 refers to the original grounding permission for housing development at Weston Park.

Reg. Ref. No. 89A-2288 refers to a subsequent grant of planning permission for major revisions to the previously approved layout and density (reduction in density on the southern side of the site the subject of Reg. Ref. No. 85A-0417).

Reg. Ref. No. 90A-2262 refers to a grant of planning permission for the provision of 12 no. dwellings and an increase in 2 no. units at Weston Court. This permission related to Nos. 18 and 29 and excluded the site of the current application under Reg. Ref. No. 91A-0902.

Under Reg. Ref. No. 89A-2288 No. 14, Weston Court was proposed as house type 'B', a four bedroomed house with a full brick front, a recessed garage to the side and a canopy feature across the frontage.

The current application provides for modifications to this previously approved design to provide for a single storey extension to the side and a canopy to the front. there are 2 no. large windows in the side of this extension at ground floor level. However, side boundary walls (c. 4-5 feet) are currently being constructed and the site is sufficiently large to minimise overlooking of the adjoining property.

The site layout has not been altered. The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (8) conditions:-

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Retention of minor modifications to approved house type at 14, Weston Court, Weston Park, Lucan for T. McGrath.

### CONDITIONS

### REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That the proposed house be used as a single dwelling unit.

2. To prevent unauthorised development.

3. That all external finishes harmonise in colour and texture with the existing premises.

3. In the interest of visual amenity.

4. The development shall be carried out in conformity with Conditions Nos. 6, 8-17 incl. and 20-23 incl. of the decision to grant permission by Order No. P/1282/90, dated ~~2nd August, 1990~~, Reg. Ref. 89A-2288, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

4. In the interest of the proper planning and development of the area.

5. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

6. That the arrangements made for the payment of a financial contribution in the sum of £800 per house shall be paid by the developer towards providing a new road network and improving the existing network in the vicinity of the site as required by condition 7 of the planning permission granted under Reg. Ref. No. 89A-2288 be strictly adhered to.

6. In the interest of the proper planning and development of the area.

20/3/90

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Retention of minor modifications to approved house type at 14, Weston Court, Weston Park, Lucan for T. McGrath.

CONDITIONS

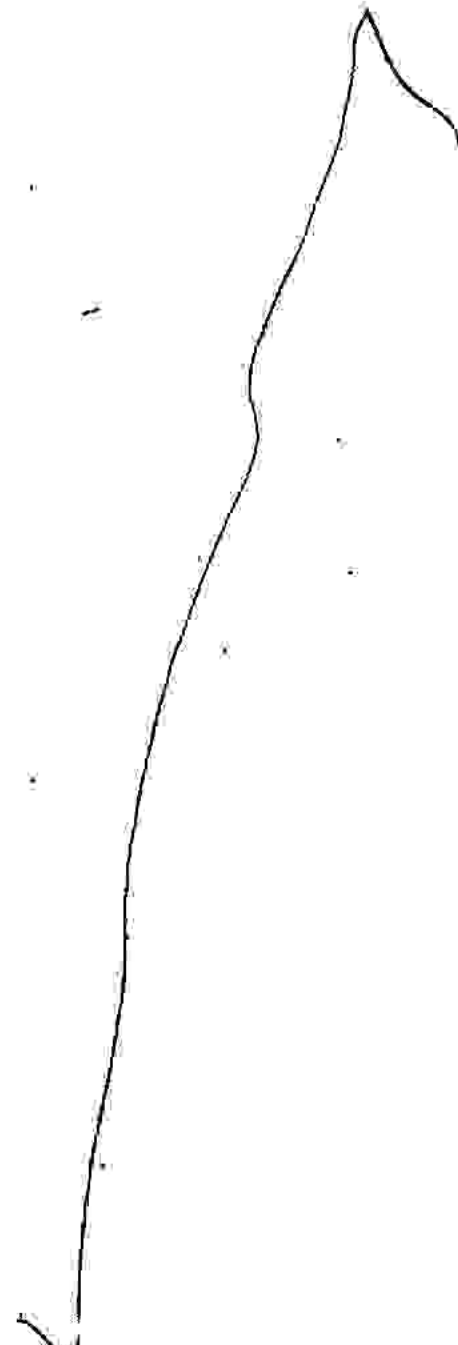
REASONS FOR CONDITIONS

7. That the arrangements made for the payment of the financial contributions totalling £ 246,000 towards the cost of provision of public services in the area, in respect of the overall development the subject of planning permission granted under Reg. Ref. 85A-0417 and 86A-1049 be strictly adhered to in respect of the proposal.

7. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

8. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

8. In the interest of reducing air pollution.

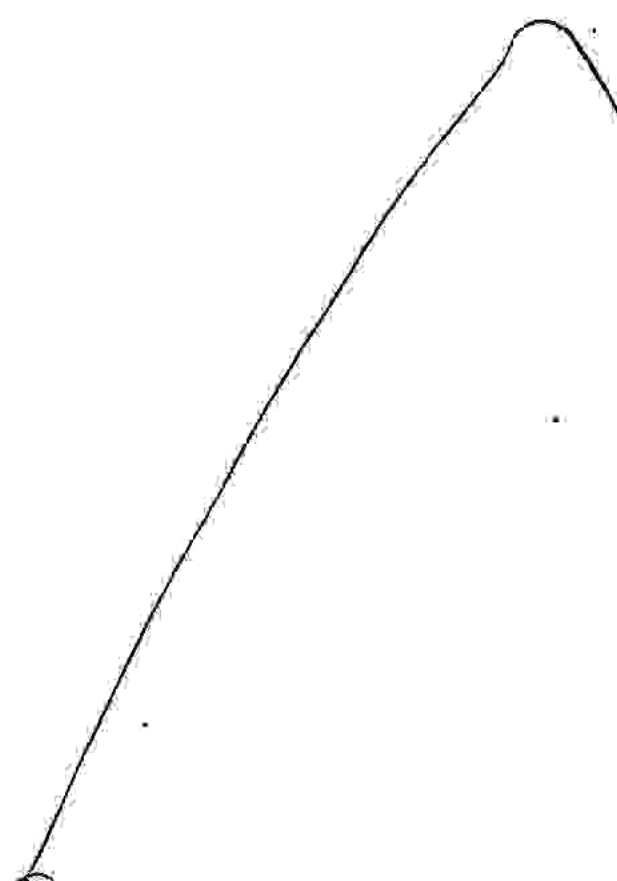


**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Retention of minor modifications to approved house type at 14, Weston Court, Weston Park, Lucan for T. McGrath.

(Continued)



(MG/DK)

Endorsed:-

[Signature]  
for Principal Officer

[Signature]  
For Dublin Planning Officer

Order:-

A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the ( 8 ) conditions set out above is hereby made.

Dated:

26 July, 1991.

[Signature]  
ASSISTANT CITY AND COUNTY  
MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26 July, 1991.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Decision to Grant Permission/

Local Government (Planning and Development) Acts, 1963-1983

To Mr. Michael Purcell,  
5, Pigeon House Road,  
Dublin 4.

Decision Order P/3437/91 - 26.07.1991  
Number and Date

Register Reference No. 91A-0902

Planning Control No. ....

Application Received on 31.05.1991

Applicant T. McGrath.

Floor Area: 19.0 sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

retention of minor modifications to approved house type at 14,  
Weston Court, Weston Park, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That the proposed house be used as a single dwelling unit.	2. To prevent unauthorised development.
3. That all external finishes harmonise in colour and texture with the existing premises.	3. In the interest of visual amenity.
4. The development shall be carried out in conformity with Conditions Nos. 6, 8-17 incl. and 20-23 incl. of the decision to grant permission by Order No. P/1282/90, dated 30th March, 1990, Reg. Ref. 89A-2288, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.	4. In the interest of the proper planning and development of the area.
(Continued)	

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 26.07.1991

IMPORTANT: Turn overleaf for further information

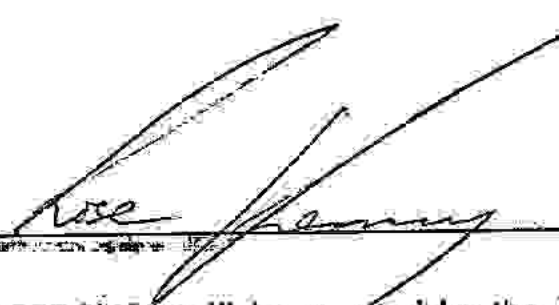
(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. That the arrangements made for the lodgement of security in the form of an approved Insurance Company bond or Letter of Guarantee in the sum of £160,000 or a cash lodgement of £100,000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-2288 be strictly adhered to in respect of the above proposal.
6. That the arrangements made for the payment of a financial contribution in the sum of £800 per house shall be paid by the developer towards providing a new road network and improving the existing network in the vicinity of the site as required by condition 7 of the planning permission granted under Reg. REf. No. 89A-2288 be strictly adhered to.
7. That the arrangements made for the payment of the financial contributions totalling £246,000 towards the cost of provision of public services in the area, in respect of the overall development the subject of planning permission granted under Reg. Ref. 85A-0417 be strictly adhered to in respect of the proposal.
8. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
6. In the interest of the proper planning and development of the area.
7. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
8. In the interest of reducing air pollution.



NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.



Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0902

Date : 4th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retention of minor modifications to approved house  
type

LOCATION : 14 Weston Court, Weston Park, Lucan

APPLICANT : T. McGrath.

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 31st May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Michael Purcell,  
5 Pigeon House Road,  
Dublin 4.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place  in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 143 WESTON COURT, WESTON PARK, LUCAN,  
(If none, give description sufficient to identify) CO. DUBLIN

3. Name of applicant (Principal not Agent) MR. TOM MCGRATH

Address 143 WESTON COURT, WESTON PARK, LUCAN Tel. No. ---

4. Name and address of MICHAEL PURCELL, 5 PIGEON HOUSE ROAD, DUBLIN 4  
person or firm responsible for preparation of drawings Tel. No. 683604

5. Name and address to which notifications should be sent MICHAEL PURCELL, 32, 3/5, N 4059, AS 4 ABOVE

6. Brief description of proposed development RETENTION OF MINOR MODIFICATIONS TO PREVIOUSLY PERMITTED

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used DOMESTIC **BYE LAW APPLICATION**  
**REL. NO.**

(b) Proposed use of each floor ---

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof?

*Irish  
Pres  
n/s/a)*

CO. DUBLIN Permission sought for retention of minor modifications to approved house type at 14 Weston Court, Weston Park, Lucan for T. Mc Grath

11. (a) Area of Site 510 Sq. m.  
(b) Floor area of proposed development 19.0 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 188.5 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: N/A

15. List of documents enclosed with application. 4 COPIES DRESS. NOS 9110/01/02 - SPECIFICATION  
1 COPY COVER LETTER, PLANNING ADVERT,  
€32.00 CASI

16. Gross floor space of proposed development (See back) 17.0 Sq. m.

No of dwellings proposed (if any) --- Class(es) of Development CLASS 1  
Fee Payable E. --- Basis of Calculation CLASS 1 PLANNING  
If a reduced fee is tendered details of previous relevant payment should be given

RECEIVED  
31 MAY 1991  
175-9 REG SEC

Signature of Applicant (or his Agent) M. Purcell Date 17.5.91

Application Type --- FOR OFFICE USE ONLY

Register Reference 9110/0902

Amount Received E. 2.8.4 3/5

Receipt No. 17-5

Date ---

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
  - (a) The address of the structure or the location of the land.
  - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
  - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
  - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
  - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
    - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
  - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (Improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

**COMHAIRLE CHONTAE ÁTHA-GHATA**

**PAID BY** — **DUBLIN COUNTY COUNCIL**  
**CASH** ✓  
**CHEQUE**  
**M.O.**  
**B.L.**  
**I.T.**

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

This receipt is not an  
acknowledgement that the fee,  
tendered is the prescribed application  
fee.

N 41058

€32.00

Received this 31st day of May 1971

from Tom McGrath  
14B Weston Court, Weston Park, Lucan

the sum of thirty two Pounds  
 Pence, being ten for planning

application at above

Michael O'Hara Cashier

S. CAREY  
Principal Officer

Class 1  
House

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY  
DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

issue of this receipt is not an  
acknowledgement that the fee  
tendered is the prescribed application  
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CASH  
M.O.  
£32.00

Received this 31st day of May 1991

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14B Weston Court, Weston Park, Luan

the sum of thirty two Pounds

application at above Pence, being ten 6/ planning

Michael O'Hara Cashier

S. CAREY  
Principal Officer  
Class 1  
House

5 Pigeon House Road,  
Dublin 4

17 May 1991

PLANNING  
APPLICATION

31 MAY 1991

REG No. 91A/0902  
APPLICATION TYPE O/P/A/BE  
No. L D S

Planning Department,  
Dublin County Council,  
Block 2,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

Re : Two-storey dwelling at 14B Weston Court, Weston Park,  
Lucan, Co. Dublin for Mr. T. McGrath. Reg. Ref. No. 89A/2288.

Dear Sirs,

I hereby apply, on behalf of my client Mr. T. McGrath, for planning permission for the retention of minor modifications to approved house type at the above. The differences from that granted permission consist of the extension of the single-storey lean-to area to the side as far as the front building line and the incorporation of the lean-to roof and the canopy spanning the front. I hope that you will agree that the dwelling as constructed is aesthetically similar to that that granted permission.

In support of this application, I enclose the following documents in quadruplicate:

- |                               |                   |
|-------------------------------|-------------------|
| 1) Site Location Map          | Drwg. No. 9110/10 |
| 2) Plans, Section, Elevations | Drwg. No. 9110/02 |
| 3) Specification              |                   |

I also enclose a copy of the newspaper advertisement and planning application form and the sum of £32.00 being the planning fee.

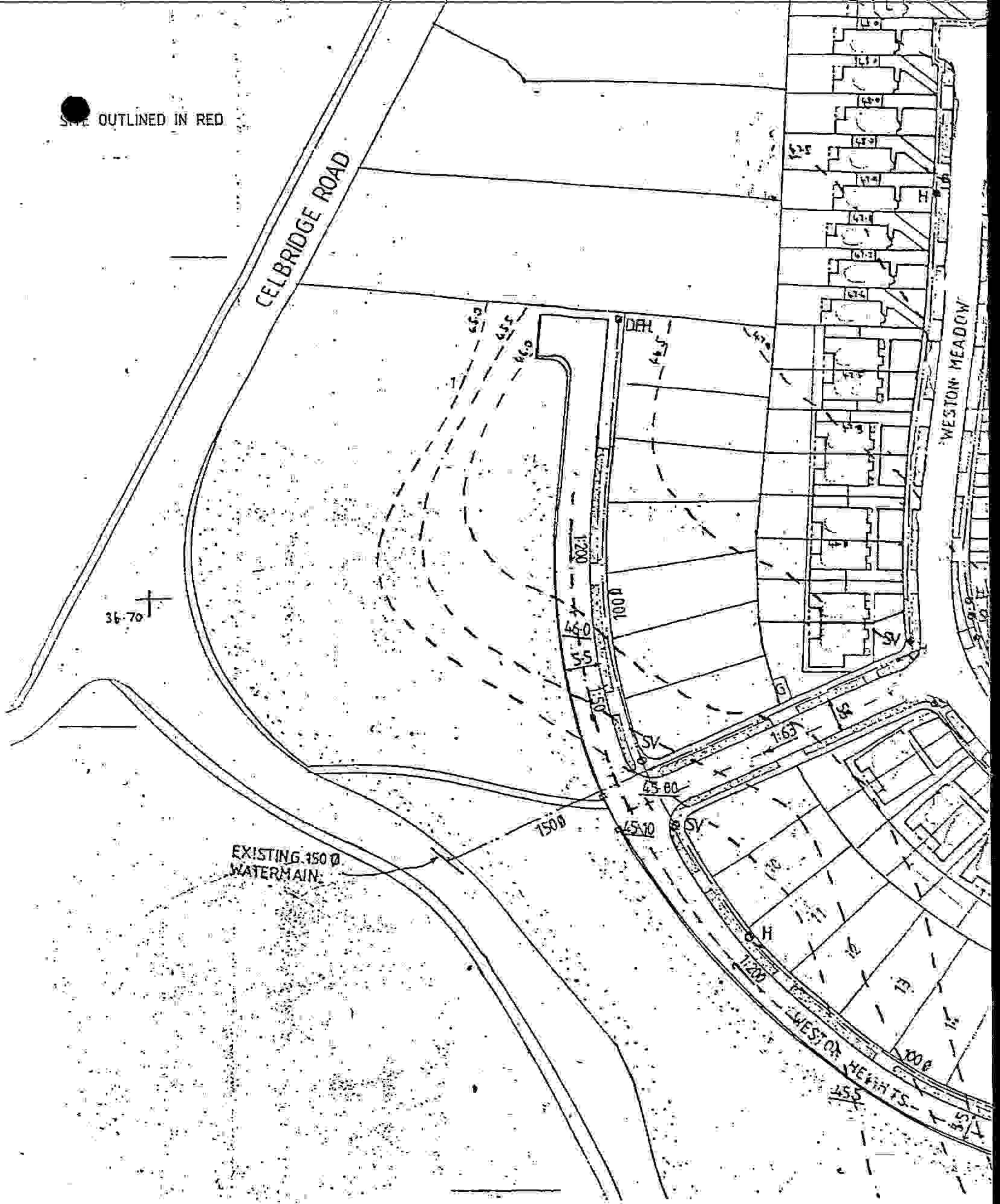
I look forward to your early and favourable response, but should you require any further information, please feel free to contact me.

Yours faithfully

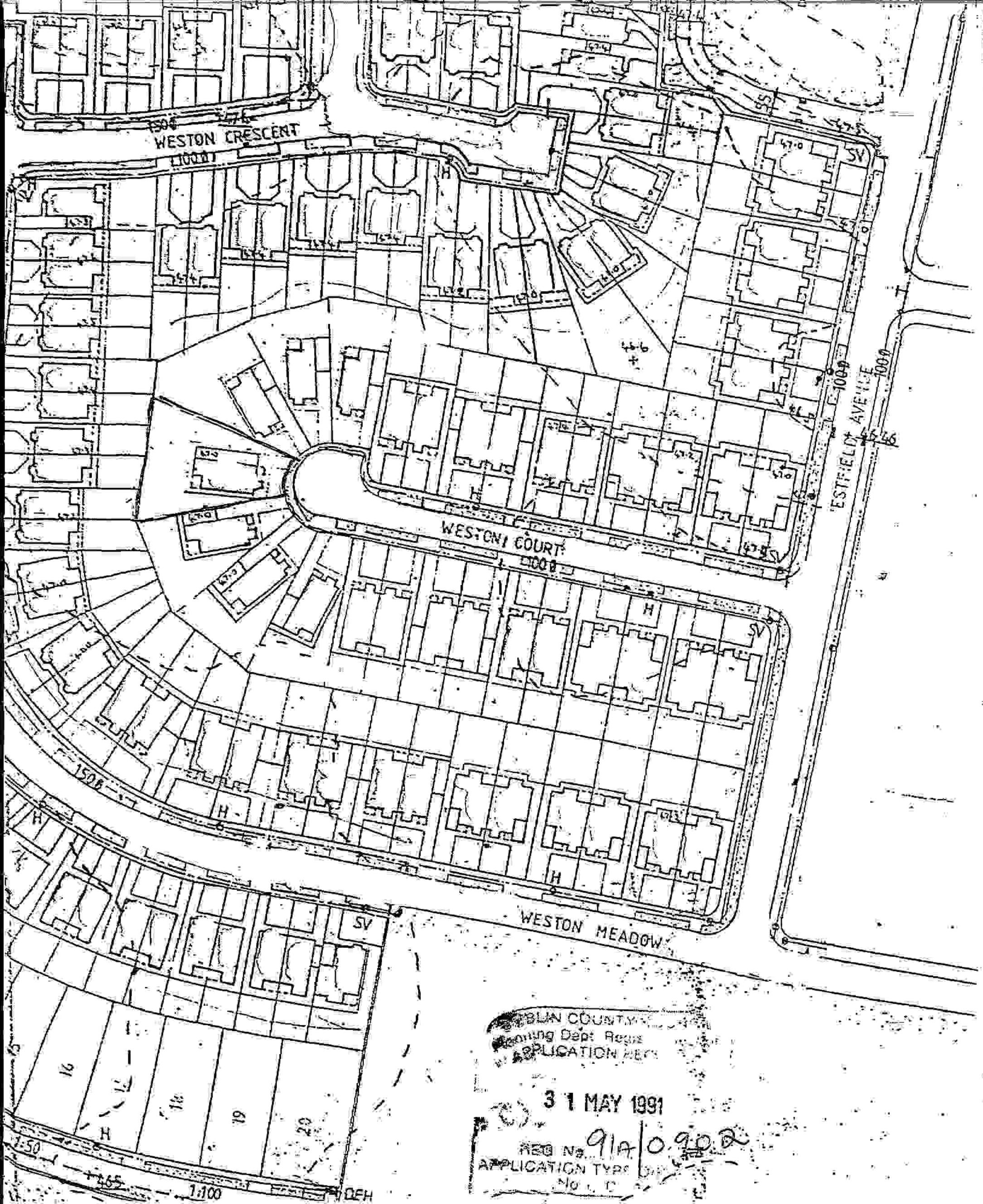
M. Purcell

Michael Purcell Dip. Arch., B. Arch., MRIAI

● SITE OUTLINED IN RED



2 STOREY DETACHED DWELLING AT 14B WESTON COURT,  
WESTON PARK, LUCAN, CO. DUBLIN FOR MR. T. Mc GRATH



Michael Purcell Architect  
 5 Pigeon House Road,  
 Dublin 4  
 Tel. 683604



OUTLINE SPECIFICATION

OF

WORK DONE AND MATERIALS USED

IN THE CONSTRUCTION

OF

A 2 STOREY DWELLING AT 3 1 MAY 1991

14 WESTON COURT, WESTON PARK, LUCAN, CO. DUBLIN

FOR

MR. TOM McGRATH

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry No.  
APPLICATION REC:

91A/0902

Michael Purcell-Architect  
5 Pigeon House Road,  
Ringsend,  
Dublin 4  
Tel. 683604

April 1991

## GENERAL DESCRIPTION

The development consists of a detached two-storey dwelling with red brick front elevation and rendered side and rear elevations. The main roof is pitched with concrete roof tile finish. The dwelling as constructed differs from that granted permission by virtue of extending the single-storey section to the side up to the front building line and the incorporation of the front canopy into this roof. The additional floor area has been used to enlarge the Kitchen/Breakfast room.

## EXTERNAL FINISHES

### WALLS

Brick finish to the front elevation. Side and rear walls are rendered.

### ROOFS

The roof to the two-storey and single-storey lean-to are finished with concrete roof tiles.

### WINDOWS

Windows to the front are hardwood, the remainder being softwood. All are on concrete cills except for the first floor bay window.

### DRAINAGE

Surface water and foul drainage are collected separately as per the permission granted.