

22nd March 2021

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

Project No: 20-39

Re: Planning permission for the proposed erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two-storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works at 38 Whitehall Road, Terenure, Dublin 12

Dear Sirs,

Application for Planning Permission

On behalf of Jeff and Cathy Murphy we wish to apply for a Planning Permission for the above. In support of our application, we hereby submit the following information.

- Completed planning application form;
- 6 No. Site & House Plans, elevations, sections (scale 1:500 & 1:100) 20-39- P01
- 6 No. 6" Original Ordnance Survey Maps
- 6 No. 1:2500 Original Ordnance Survey Maps
- Cheque for planning fee due to you
- Newspaper/Site notice

Introduction

This application is made on behalf of Jeff and Cathy Murphy in which the purpose of the application is to provide an upgrade and an improvement to the internal layout and living functionality of the house in the form of a contemporary open plan kitchen dining living space with a connection to the rear garden to avail of solar gain as the garden is South facing.

We also propose to provide additional master bedroom space to the first floor in which we propose the extension shall be constructed over the existing garage.

Given the current Covid 19 Global pandemic which Ireland and the world are currently experiencing, the applicants have become aware that it is important to provide their family with an improved living accommodation layout in the form of connecting the house to the outside with outdoor living to avail of solar gain and their South facing garden.



Nicholas Mernagh MRIAI, MRICS, MSCSI
Registered Architect & Chartered Building Surveyor

Member of the Royal Institute of the Architects of Ireland
Member of the Royal Institution of Chartered Surveyors
Member of the Society of Chartered Surveyors Ireland

Nicholas Mernagh Chartered Surveyor Limited
Registered in Wexford | Company Registration No. 387562

The design of the proposed extension shall be a fusion of traditional and contemporary in which the single storey extension to the rear is basically an extension of their existing sunroom. We propose a simple single storey extension, low level in design incorporating glazing to avail of the South West sun and providing a connection from inside to the outside garden.

The first-floor master bedroom extension over the garage, given its visual prominence onto the public road shall retain a traditional design and pitched roof to respect the existing dwelling house and its architectural character.

Overall, the floor area is modest and 45m² in total.

The existing adjoining residential amenities of the adjoining properties and their existing privacy has been protected in this proposal in which there is no overlooking or encroachment of any building to include the gutters, downpipes and eaves. This is obvious within the design as the single storey extension to the rear is low level in design and the first-floor extension is set back a minimum of 450mm from the adjoining properties. For guidance a similar planning permission was granted under planning register S01B/0576.

This application also includes for an upgrade of energy efficiency, insulation, space heating and water systems as the applicants wish to future proof the house to serve their needs.

The design of the extension is simple and cost effective with finishes to match the existing dwelling house, a fusion of contemporary and traditional giving a clear visual presence to the rear of the house.

Services

The house is served by all existing services such as main water, esb etc.

Traffic movement

The house is located within the natural building control area and there shall be no change to the current entrance serving the dwelling house.

Conclusion

I await your acknowledgement of receipt of this application and we trust the enclosed is in order and look forward to a successful resolution to this application.

Yours faithfully


NICHOLAS MERNAGH MR IAL MRICS MSCSI
REGISTERED ARCHITECT
CHARTERED BUILDING SURVEYOR
Accredited RIAI Conservation Architect Grade III



THE MAP CENTRE

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INVOICE

Invoice To:

Nicholas Mernagh Architects,
Mullanour,
Co. Wexford

Date:

09/11/2020
50154092
Purchase Order No:
Reference: Jeff & Cathy Murphy

Invoice No:

Purchase Order No:

Reference:

Description	VAT %	Unit Price	Quantity	Price Exe VAT
A4 Planning Pack printed	13.50%	€48.21	0	€ 0.00
A4 Land Registry printed	13.50%	€25.00	0	€ 0.00
A3 1:2500 Vector Digital Planning Pack	21.00%	€130.00	1	€ 130.00
A3 Single Use Digital Copyright	21.00%	€20.00	1	€ 20.00
Additional A4 Copies	13.50%	€1.00	0	€ 0.00
Postage Standard A4	13.50%	€3.00	0	€ 0.00
A4 Historic 6" Printed	13.50%	€40.00	0	€ 0.00
A3 Historic 6" Printed	13.50%	€60.00	0	€ 0.00
Sub-Total				€ 150.00
VAT @ 13.5%				€ 0.00
VAT @ 21%				€31.50
TOTAL AMOUNT INC. VAT				€ 181.50

BANK DETAILS:

Bank: Bank of Ireland, The Quay, Waterford.

IBAN: IE64BOFI90619555326200

BIC: BOFIE2D

Sold By: The Map Centre, Burchall House, Parnell St, Waterford.

Vat No. IE 7470131 C