



Paul O'Connell & Associates

Architecture / Project Management

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

Our Ref.SN,SDCC-L.210410

10th April 2021

**Re: Proposed development at 80 Glenaulin Green, Palmerstown,
Dublin 20.**

Dear Sirs,

This planning application is being made by Dr. Shahid Nabi and relates to his family dwelling at 80 Glenaulin Green, Palmerstown, Dublin 20 and proposes development which will consist of the removal of part of the existing two storey dwelling house at the side and the single storey part at the rear and the construction of: A) A three storey pitched roofed extension to the side including roof windows on the front and rear slopes. (The 2nd floor space will be incorporated within / under the pitched roof slopes), B) A single storey pitched roofed extension to the front, C) A single storey flat roofed extension to the rear including roof windows and D) Miscellaneous works including internal alterations and changes to elevations including to existing and new doors and windows, a new window on the existing rear roof slope of the pitched roof and, the widening of the pedestrian and vehicular access from the public footpath and roadway to provide additional off street parking. All as described within the public Site and Newspaper Notices.

Therefore, in connection with this planning application we enclose for your consideration:

- 1) Six copies of location maps based on original maps published by the O.S.I. These show the site area outlined in red and the location of the site notice. There is a small area shaded yellow in the north-western part of the site which we are advised may form part of a Right of Way referred to below.

- 2) A schedule listing the drawings lodged (six copies). These are intended to show the general arrangement of the existing and proposed buildings and site before and after development.
- 3) A copy of the newspaper notice published on 10th April 2021.
- 4) A copy of the site notice erected on 11th April 2021
- 5) The completed Planning Application form.
- 6) Our cheque in payment of the planning fee in the amount of €34. Please issue us with a receipt for that payment.

All of the enclosed are to enable this planning application to be fully considered.

80 Glenaulin Green, Palmerstown, Dublin 20 is an existing detached two storey dwellinghouse on a generously sized site located towards the end of an existing cul-de-sac. The property overlooks the public roadway and parkland to the east and, overlooks another cul-de-sac serving another area of Glenaulin Green to the west.

Currently, the internal spaces of 80 Glenaulin Green are typical family accommodations including a relatively small sized kitchen, dining and family living spaces at ground floor and, at first floor level are 4 No. bedrooms and a bathroom. It is reasonable to suggest that the sizes of the rooms currently within the property are not particularly generous.

This planning application proposes development which removes parts of the existing property to the side and rear and proposes to increase the building footprint on site so that the internal spaces can be more generously sized for the current family occupancy within.

Within the redesign is a proposal to locate a bedroom No. 4 on the highest floor (2nd floor) at a similar level to the existing attic.

In the context of the common use of attic level spaces for such as bedrooms etc. this proposal is we would suggest reasonable. The associated roof windows are intended to service the newly located bedroom No. 4, its ensuite and the landing area. The proposed roof window servicing bedroom No. 4 faces towards the public roadway and parkland to the front. The proposed roof window servicing the ensuite off bedroom No. 4 faces towards the roadway and cul-de-sac to the rear.

The proposal to create a bedroom at this level frees up internal space at first floor level for the re-configured 3 No. bedrooms with associated ensuites and wardrobe spaces. It also facilitates the formation of a home study room.

Therefore, in an overall context the proposed development does not propose any additional bedrooms. The property will continue to function as a 4 bedroomed property and its occupancy will remain the same.

In addition to the proposed changes to the dwelling the planning application proposes the widening of the vehicular and pedestrian access to the public roadway to the front in order to provide potential increased availability for off street car parking. Whilst this element of the proposal is desirable it is not essential to the planning application because as previously stated there is no proposed increase in occupancy over the existing. As stated the existing property is a 4 bedroomed family dwelling and will after development remain as such.

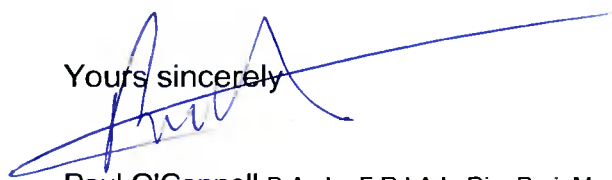
Within the drawings lodged we show the impact of what we understand to be a Right of Way (RoW) which partially affects the north-western part of the site.

We have been provided with the enclosed PRA map which appears to show a RoW that partially affects the site.

It is assumed that this RoW relates to the location of a water service pipe that appears to affect only a very small part of the north western corner of the site as shown in the enclosed drawing by Irish Water obtained through South Dublin County Council.

We would respectfully suggest that the content of this planning application is reasonable and typical of developments that have been granted planning permission within the area generally and also more widely within South Dublin County. As such it is we would suggest in compliance with the proper planning and development of the area as envisaged within the current Development Plan and therefore we would ask you to favourably consider its content and in due course to make a decision to grant planning permission.

Yours sincerely



Paul O'Connell B.Arch., F.R.I.A.I., Dip. Proj. Mngt.,

Paul O'Connell & Associates,



Encl.



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Project: 80 Glenaulin Green, Dublin 20
Document: Schedule of Drawings
Issued To: South Dublin County Council for Planning
Date: 10th April 2021

Drawing No.	Drawing Title:	Copies:	Size:	Scale:
80GG-201020-PL-001	Site Location Map	6	A4	1:1000
80GG-201020-PL-002	Existing Site Plan	6	A3	1:200
80GG-201020-PL-003	Proposed Site Plan	6	A3	1:200
80GG-201020-PL-004	Existing Ground Floor Plan	6	A3	1:100
80GG-201020-PL-005	Proposed Ground Floor plan	6	A3	1:100
80GG-201020-PL-006	Existing First Floor Plan	6	A3	1:100
80GG-201020-PL-007	Proposed First Floor Plan	6	A3	1:100
80GG-201020-PL-008	Existing Attic Level Floor Plan	6	A3	1:100
80GG-201020-PL-009	Proposed Attic Level Floor Plan	6	A3	1:100
80GG-201020-PL-010	Existing Roof Plan	6	A3	1:100
80GG-201020-PL-011	Proposed Roof Plan	6	A3	1:100
80GG-201020-PL-012	Existing Section A-A	6	A3	1:100
80GG-201020-PL-013	Proposed Section B-B	6	A3	1:100
80GG-201020-PL-014	Existing East Elevation - Front	6	A3	1:100
80GG-201020-PL-015	Proposed East Elevation - Front	6	A3	1:100
80GG-201020-PL-016	Existing South Elevation - Side	6	A3	1:100
80GG-201020-PL-017	Proposed South Elevation - Side	6	A3	1:100

80GG-201020-PL-018	Existing West Elevation - Rear	6	A3	1:100
80GG-201020-PL-019	Proposed West Elevation - Rear	6	A3	1:100
80GG-201020-PL-020	Existing North Elevation - Side	6	A3	1:100
80GG-201020-PL-021	Proposed North Elevation - Side	6	A3	1:100
80GG-201020-PL-022	Existing & Proposed Eastern Boundary - Elevation to Road	6	A3	1:50

Drawing Title:	Copies:	Size:	Scale:
Irish Water Web Map	6	A3	N.T.S.
PRA Map	6	A3	1:500