

McDonnell Consulting

Planning Department,
South Dublin County Council
County Hall, Tallaght,
Dublin 24, D24 YNN5

July 2021

RE: Planning Permission Application at 35 Tynan Hall Avenue, Belgard, D24 E8W2.

To whom it concerns,

Please find attached planning application documents on behalf of **Richard and Nikki Potts at 35 Tynan Hall Avenue, Belgard, D24 E8W2**, seeking permission to *convert their existing attic space, comprising of (i) modification of existing hipped roof structure to form a gable end design, (ii) construction of flat roof dormer to the rear, with dormer windows and (iii) new internal access stairs.*

The purpose of the proposal is to provide additional living space to the existing property, providing

- office space in the proposed attic space allowing the property owners to transition appropriately to a long-term 'work-from-home' environment
- a return to original function of 'Bedroom 3 / Office' as an actual bedroom for family members.

The property owners note similar planning permissions submitted locally but they also refer to 32 Tynan Hall Avenue as a design similar to their proposed design, currently in place in their direct vicinity.

Please find below the list/schedule of documents and drawings, enclosed with this application:

- 1x completed Application Form
- 1x Site Notice
- 1x Newspaper Record (The Echo, dated 29th July 2021)

- 6x Site Location Map
- 6x Site Layout Plan
- 6x Floor Plans (Existing)
- 6x Elevations (Existing)
- 6x Floor Plans (Proposed)
- 6x Elevations (Proposed)
- 6x Sections (Existing + Proposed)

The proposed design has no impact on external drainage design.

If there are any further queries, please do not hesitate to contact me at any time.

Many thanks,



Alan McDonnell (Agent)

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