

McDonnell Consulting

5th October 2021

To South Dublin County Council Planning Department.

Thank you for the correspondence regarding our planning application SD21B/0431.

We have talked through the Decisions Letter document with our agent, we have taken on board of all the comments in the Notification of Decisions Letter document and our agent has explained the implications of the document.

Unfortunately, we are disheartened and disappointed though that our original design was not considered acceptable and was not approved for planning.

To discuss Point 1 "...would not be in keeping with the character of the surrounding area, and would not accord visually in this location.."

We did mention in our original application that some neighbouring properties have previously applied for planning permission for similar proposals. Whilst some of them did not receive planning approval, when we drive away from our house every day, we see directly two examples of the design we want to build. We have been refused permission for such a design, whereas those families were given permission, (Willie Murphy at 32 Tynan Hall Avenue, and Chris and Debbie Gannon at 5 Dunmore Lawn).

We also have noted a number of houses very close to our own house (less than 500m away) who have received planning approval for gable end roof conversions, the same design proposal we have put forward. Some of these houses are also middle-of-street, and not end-of street. (We do of course also note many houses who have built without permission, but we understand they cannot be used for comparison.)

As we travel around our local area, we also regularly see a number of new permitted developments which are dramatically out of context with their neighbouring properties, considerably more than our proposed design would be in our street.

As well as feeling that we should be allowed extend as per our original proposal, we also feel strongly that we need to extend as per our original proposal. Our family will grow further in the very near future, and our working lives now include a long-term work-from-home element. Both of those new life milestones are obviously very important to us, in very different ways, but they both make it even more important for us to maximise our internal space (specifically the attic space) and not to reduce its potential.

We hope that South Dublin County Council could re-consider their request to alter the proposed design, and we look forward to hearing of any potential updates.

Thank you for considering our reply,

Richard and Nikki Potts,

35 Tynan Hall Avenue

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

5th October 2021

RE: Planning Permission Application (Reference: SD21B/0431) at 35 Tynan Hall Avenue, Belgard, Dublin 24, D24 E8W2.

To whom it concerns,

In relation to the Notification of Decisions Letter, issued by South Dublin County Council on Tuesday 21st September 2021, and the request for ADDITIONAL INFORMATION, the applicants wish to respond as follows on Page 2.

The properties noted in the reply by Richard and Nikki are listed below:

Planning References: *Gable End Roof Conversions (less than 550m from 35 Tynan Hall Avenue)*

SD09B/0260	32 Tynan Hall Avenue
SD06B/0190	5 Dunmore Lawn
SD06B/0591	17 Tynan Hall Park
SD19B/0382	19 Tynan Hall Park
SD08B/0083	61 Walnut Close
SD10B/0028	69 Walnut Close
SD06B/0915	71 Walnut Close

Planning References: *'Unusual'/'Out of Context' Developments*

SD18A/0216	2 Dunmore Lawn (120m from 35 Tynan Hall Avenue)
SD16A/0442	28/28a Forest Drive (800m from 35 Tynan Hall Avenue)

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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