

**Land Use Planning & Transportation**

08 OCT 2021

**South Dublin County Council**

**AKM**

Planning Department,  
South Dublin County Council,  
Town Centre,  
Tallaght,  
Dublin 24.

07/10/2021

**Re: 56 St Johns Close, Clondalkin, Dublin 22, D22W677**  
**Stage: Planning Permission**  
**File: Sd21A/0076**

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To the Planning Officer,

Please find enclosed the documentation required for submission for reply to the request for further information on the planning application.

**Item no. 1 - Cross Over**

The applicant has contacted the local authority and please see enclosed approval of cross over arrangement. See drawing 21006-AKM-XX-22-DR-A-108.

**Item no. 2 – Minimum standards of Existing Dwelling**

The existing dwelling is a two bedroom that has been extended to the rear leaving little open space directly to the rear. This was not an issue given the large size of the site under Sd13b/0134.

We propose to make alterations to the existing single storey dwelling under this planning permission Sd21A/0076 in order to comply with the SDCC Development Plan and Quality Housing guidelines.

We propose to leave the front room as the 'living room' and propose to modify the existing dwelling to a 1-bedroom dwelling. The total floor area of the amended dwelling is c.70m<sup>2</sup>.

The Quality Housing Guidelines recommends a minimum floor area of 44m<sup>2</sup> for a 1-bedroom dwelling and a minimum of 60m<sup>2</sup> for a larger 2-bedroom dwelling. We comply with all standards for a 1 bed and even the larger 2-bedroom dwellings.

The existing dwelling is single storey and does not have any habitable room in the attic. We confirm the single storey dwelling does not have any bedroom at attic level. The proposed modifications to the existing single storey dwelling (1 bed) are shown on the revised plans drawing PL207. We believe the layout of the dwelling ensures privacy between the new dwelling and existing to be modified.

The proposed dwelling and the modified dwelling exceed the SDCC Development Plan requirements and the Quality Housing Guidelines – table 5.1.

Please consider this proposal on its merits and we look forward to a positive decision in due course.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read "Jong Kim", is written above a horizontal line.

**Jong Kim MIPI  
AKM Design**

Table 5 1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
<b>Family Dwellings - 3 or more persons</b>					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3