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22nd September 2021

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Dear Sirs

PLANNING PERMISSION SOUGHT FOR (1) DEMOLITION OF PREVIOUS FLAT ROOF REAR EXTENSION (2) SINGLE STOREY MONO PITCHED ROOF FRONT EXTENSION FOR THE FULL WIDTH OF THE EXISTING HOUSE (3) SINGLE STOREY FLAT ROOF REAR EXTENSION (4) CONVERSION OF THE EXISTING GARAGE TO A HABITABLE USE AND INTERNAL ALTERATIONS AT GROUND AND FIRST FLOOR LEVELS (5) ATTIC CONVERSION TO INCLUDE THE RECONFIGURATION OF THE SIDE ROOF PROFILE FROM HIPPED TO HALF HIPPED AND TO INCLUDE A DORMER WINDOW STRUCTURE WITHIN THE REAR ROOF SLOPE, AND ROOFLIGHTS WITHIN THE FRONT AND REAR ROOF SLOPES (6) DETACHED SINGLE STOREY FLAT ROOF SHED / HOME GYM BUILDING WITHIN THE REAR GARDEN, AND (7) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT
AT
23 NEWLANDS PARK, CLONDALKIN, DUBLIN 22, D22 WP95
FOR
DAVE AND JESSICA DOHERTY

Please find enclosed the following documentation in respect of the above planning application.

- Covering letter.
- The completed planning application form.
- Cheque in the sum of €68.00
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Wednesday 22nd September 2021.
- 1 copy of the site notice - dated Wednesday 22nd 2021.
- 1 copy of the receipt for the digital planning pack copyright, for the site location plan.

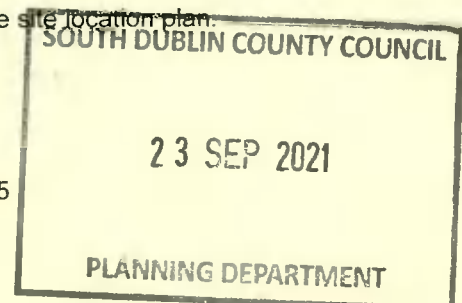
LOCATION / LANDHOLDING

The subject site:

- Is located at 23 Newlands Park, Clondalkin, Dublin 22, D22 WP95
- Has a site area of 424m².
- Is as per Folio DN162417F

PREVIOUS PLANNING

A number of houses within Newlands Park have similar front / rear extensions and attic conversions.



The most recent Planning Application is as per:

Planning ref: SD21B/0378

Location: 3, Newlands Park, Newlands Cross, Clondalkin, Dublin 22

Description: First floor extension over the existing garage and utility to counter level to the rear with gable end; roof extension from hip to over gable end; garage conversion; new canopy over the front door and some alterations to the front façade; 4 'Velux' type window to the front and 1 to the rear; 1 dormer type of window to the rear to allow for attic conversion; some internal alterations; widen existing vehicular access gate and associated site works.

Decision: Request Additional Information

This Planning Application (for no 23) takes regard of and reflects the previous Planning Application (for no 3) and the Planners Report for which Additional Information has been requested to include:

- Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and to include a dormer window structure within the rear roof slope
- Rooflights within the front and rear roof slopes.

The 2no neighbouring properties have had successful previous Planning Applications decisions:

Planning ref: SD07B/0742

Location: 25, Newlands Park, Dublin 22

Description: Retention for a 20sqm ground floor extension (4sqm to the front and 16sqm to the rear), revisions to internal arrangements including attic conversion, revised fenestration to front and rear elevations and associated site works.

Final Grant Date: 11/12/2007

Planning ref: SD06B/0130

Location: 21, Newlands Park, Dublin 22

Description: Demolition of existing single storey garage, the erection of a two storey extension to the front and side, a single storey extension to the rear and porch and single storey extension to the front. Also retention of first floor bedroom window.

Final Grant Date: 03/01/2007 (*)

(*) This work appears not to have been carried out.

This Planning Permission has expired.

PROPOSED DEVELOPMENT

Planning Permission is sought for (1) Demolition of previous flat roof rear extension (2) Single storey mono pitched roof front extension for the full width of the existing house (3) Single storey flat roof rear extension (4) Conversion of the existing garage to a habitable use and internal alterations at ground and first floor levels (5) Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and to include a dormer window structure within the rear roof slope, and rooflights within the front and rear roof slopes (6) Detached single storey flat roof shed / home gym building within the rear garden, and (7) all necessary ancillary site development works to facilitate this development

SCHEDULE OF AREAS

Existing	Ground Floor (inc flat roof rear extension to be demolished)	78 m2
Existing	Ground Floor flat roof rear extension to be demolished	8 m2
Existing	First Floor	80 m2
EXISTING TOTAL Less demolition		150 m2
Extension	Ground Floor – Front Extension	8 m2
Extension	Ground Floor – Rear Extension	41 m2
Extension	Attic Floor	44 m2
EXTENSION TOTAL		93 m2
EXISTING (150) + EXTENSION (93) TOTAL		243 m2

(2) Single storey mono pitched roof front extension for the full width of the existing house

(3) Single storey flat roof rear extension

(4) Conversion of the existing garage to a habitable use and internal alterations at ground and first floor levels

As stated previous, number of houses within Newlands Park have similar front / rear extensions and attic conversions.

When completed the extended dwelling will provide the applicant with accommodation suitable for the living requirements of the modern family.

The existing dwelling/extension is a single dwelling unit and is not/will not be sub-divided into separate houses/accommodation.

The house is to be finished with materials to match the existing house / area / other extensions.

No part of the extension overhangs the boundary.

(5) Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and to include a dormer window structure within the rear roof slope, and rooflights within the front and rear roof slopes

As stated previous, this Planning Application (for no 23) takes regard of and reflects the previous Planning Application (for no 3) and the Planners Report for which Additional Information has been requested to include:

- Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and to include a dormer window structure within the rear roof slope
- Rooflights within the front and rear roof slopes.

The dormer window within the rear elevation, has a c.<32m separation distance between opposing properties.

The dormer windows will have external faces finished in zinc cladding.

The new windows within the dormer will match the existing first floor windows.

(6) Detached single storey flat roof shed / home gym building within the rear garden

The proposed shed building will only be used for a purpose which is incidental to the enjoyment of the house, and will not be used for human habitation, commercial or industrial use.

The shed building has a floor area of 50m².

The house is to be finished with materials to match the existing house / area / other extensions.

No part of the extension overhangs the boundary.

OTHER

The vehicular entrance is as existing.

The off road parking for 2 cars is as existing.

SITE COVERAGE / OPEN SPACE

The subject site benefits from a large rear garden, and can easily absorb the proposed developments.

Site coverage is the percentage of the site covered by the building structures.

The site area is 424m².

The floor area at ground floor level of the existing dwelling/extension/shed building = 177m².

The site coverage of the building structures = c.41%.

The private open space is c.78m² which is sufficient for an extended house of this type.

The ground floor living area of the rear extension provides for direct access and visual connection to the external private open space.

DRAINAGE

House / Extension Drainage

Foul – new below ground foul drains to connect to exg below ground foul drain.

Aj at junctions and change of direction

Upper floor to drop vertically and connect to new/exg below ground foul drains

Surface water – front

Rwp from single storey pitched roof front extension to connect to exg rwp

Surface water - rear

2no exg rwp to drain onto new flat roof

2no rwp / hopper to drain new flat roof

Shed / Home Gym Drainage

Foul - none

Surface water - flat roof rwp to drain into water butt, for recycling of water collected on soft landscaped areas

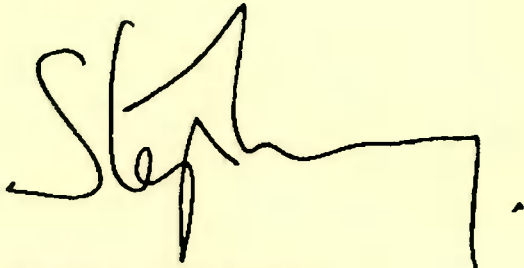
CONCLUSION

This existing dwelling and extension will provide a modern family home, with suitable accommodation to cater for the applicants needs, and with a home that is compatible with 21st century living and aligned to current energy efficiency standards.

- The proposed development does not constitute to overdevelopment of the area.
- The proposed development will not injure the amenities of the area, give rise to traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.
- The proposed development is compatible with the overall residential function of the area.
- The proposed development will not create an overlooking issue of the opposing properties.
- The proposed development will not have a negative impact on the existing streetscape.
- The design of the proposed development takes full regard of the adjoining properties, and does not have any effect on their access to daylight and sunlight, or their privacy.

We look forward to hearing from yourselves at your earliest convenience.

Regards

A handwritten signature in black ink, appearing to read 'Stephen', with a long horizontal line extending to the right and a vertical line at the end.

STEPHEN MASON (AGENT)
ON BEHALF OF THE APPLICANTS
DAVE AND JESSICA DOHERTY



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SCHEDULE OF INFORMATION

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DRG NO	DRAWING TITLE	ISSUE DATE	
		22/09/2021	
442 / 01	HOUSE PLANS, ELEVATIONS AND SECTION AS EXISTING SCALE 1 TO 100 @ A1 SIZE	√ x 6	
442 / 02	GROUND FLOOR PLAN AS PROPOSED FIRST FLOOR PLAN AS PROPOSED ATTIC FLOOR PLAN AS PROPOSED ROOF PLAN AS PROPOSED SCALE 1 TO 100 @ A1 SIZE	√ x 6	
442 / 03	ELEVATIONS AS PROPOSED SECTION AS PROPOSED SCALE 1 TO 50 @ A1 SIZE	√ x 6	
442 / 04	DETACHED SHED/GYM BUILDING PLANS, ELEVATIONS AND SECTIONS SCALE 1 TO 100 @ A1 SIZE	√ x 6	
442 / 05	SITE PLAN AS PROPOSED (200 SCALE) OS PLAN (1000 SCALE) TO SCALE @ A1 SIZE	√ x 6	
	Covering letter	√ x 1	
	The completed planning application form.	√ x 1	
	Cheque in the sum of € 68.00	√ x 1	
	The original newspaper advert - dated Wednesday 22 nd September 2021	√ x 1	
	Site notice - dated Wednesday 22 nd September 2021	√ x 1	
	Receipt for the digital planning pack copyright, for the site location plan.	√ x 1	