



MCGRANE & PARTNERS ARCHITECTS

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

J.O'T

SOUTH DUBLIN COUNTY COUNCIL

08 OCT 2021

PLANNING DEPARTMENT

9th August 2021.

Dear Sirs,

Re: Application for the proposed new 4 bedroom Dormer Bungalow on corner site at Peyton View, Rathcoole, Co. Dublin.

We enclose herewith 6 sets of all relevant documentation along with newspaper notice and copy of site notice, and hereby apply for planning permission for the above development.

The application is for the construction of a 4 bedroom detached dormer bungalow, along with private garden and parking on a corner site within the development Peyton, Rathcoole, Co. Dublin.

It is important to note that the site subject to this application, which has been rezoned residential as per *South Dublin County Council Development Plan 2016-2022*, was never included as open space as part of the original development of Peyton.

Peyton has eight areas of open space, amounting to 12,248.2 Msq (See drawing **2110 PD06** and **Figure 1**) which is 18% of the site, well above the required 14%. This allows for an additional dwelling in the existing development, as it will not lower the percentage of open space below the required amount.

Schdule of Open Space Peyton		Area Msq
Open Space 'A'	Peyton Close	599
Open Space 'B'	Peyton Court	3,424.40
Open Space 'C'	Peyton Court	349.5
Open Space 'D'	Peyton Square	1,562.70
Open Space 'F'	Peyton View	4,719.80
Open Space 'G'	Peyton Avenue	1,187.60
Open Space 'H'	Peyton Avenue	197.00
Open Space 'K'	Peyton Avenue	<u>208.20</u>
Total		<u>12,248.2</u>

Figure 1 Schedule of Open Space

Care has been taking into the design and scale of the proposed dwelling so that it blends in well with the existing development, and all road facing elevations have been designed to add to the existing streetscapes (see Streetscapes drawing **2110 PD05**)

We trust all is in order and look forward to a favourable decision in due course.

Yours Faithfully,



Lorna Durnin
McGrane & Partners