

The House Architects



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

22nd October 2021

Re: Application for Planning Permission for modifications to previously approved Planning Permission (reg. ref. SD20B/0060) for alteration / extension of the existing two storey semi-detached house at 62 Wainsfort Road, Terenure, Dublin 6W, D6W YY65. Modifications to previously approved permission to include omission of the first floor extension, enlargement of the ground floor rear extension and conversion of the garage as a study, with associated modifications to the existing fenestration and site development, including widening of the existing vehicular entrance. on behalf of John Aherne & Laura Kelly.

Dear Sir / Madam,

Please find enclosed an application for Planning Permission for modifications to previously approved Planning Permission (reg. ref. SD20B/0060) for alteration/extension of the existing two storey semi-detached house at 62 Wainsfort Road, Terenure, Dublin 6 on behalf of our clients John Aherne & Laura Kelly.

The proposed modifications to the previously approved Planning Permission involve a reduction in the overall scale of alterations/extensions to the property, the most notable of which is the omission of the first floor extension. In addition, minor amendments to the rear ground floor extension are sought, including enlargement of the footprint and alterations to the fenestration/rooflights. It is also proposed to convert the garage for use as a home office/study, with minimal alterations to the existing front elevation, as shown.

The proposed alterations are essential to allow the house to continue to function as a family home and are in keeping with established precedent in the area which have been approved by South Dublin County Council previously. It is noted also that the adjoining neighbour at no. 60 Wainsfort Road has recently built a rear extension almost 8 metres deep and of similar height to that proposed at no. 62, which is reflected in the drawings submitted, which establishes a clear precedent for scale of rear extensions in the neighbourhood.

We trust you will find the enclosed documents complete and comprehensive however if any queries arise please contact me on 0879782289.

Yours Faithfully


Josh Maguire Dip Arch B Sc Arch MRIAI

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Schedule of Documents

- Covering Letter dated 22nd October 2021
- Completed Planning Application Form dated 22nd October 2021
- Copy Newspaper Notice dated 22nd October 2021
- Copy Site Notice dated 22nd October 2021
- Planning Fee in the amount of € 34.00
- 6 no. copies Architect's Drawings:

21-103\P000	O.S. Site Location Map	Scale: 1:1000
	Map Sheet: 3328-17 (X,Y = 712934.34,729925.74)	
21-103\S001	Existing Site Layout Plan	Scale: 1:200
21-103\S002	Existing Floor Plans	Scale: 1:100
21-103\S003	Existing Section A-A & B-B	Scale: 1:100
21-103\S004	Existing Section C-C & D-D	Scale: 1:100
21-103\S005	Existing Elevations in Context	Scale: 1:100
21-103\S006	Existing Side Elevations	Scale: 1:100
21-103\P001	Proposed Site Layout Plan	Scale: 1:200
21-103\P002	Proposed Floor Plans	Scale: 1:100
21-103\P003	Proposed Sections A-A & B-B	Scale: 1:100
21-103\P004	Proposed Sections C-C & D-D	Scale: 1:100
21-103\P005	Proposed Elevations in Context	Scale: 1:100
21-103\P006	Proposed Side Elevations	Scale: 1:100
21-103\P007	Existing and Proposed Driveway Plans & Elevations	Scale: 1:100
- Uisce Éireann: Irish Water Record Map