

PFR ARCHITECTURAL SERVICES LTD

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South Dublin County Council
Planning Department
County Hall
Tallaght

Date 2 November 2021

Ref. 21/08

Re: Planning Permission for a two storey extension at the rear of 44 College Park, D6WXH61, comprising of a Kitchen and Living Area on the Ground Floor, with two bedrooms, en-suite and a separate Shower Room on the First Floor.

Dear Sirs,

On behalf of our clients, John and Amy Cannon, we hereby apply for full planning permission for a two storey extension at the rear of 44 College Park, D6WXH61. This application is on foot of a recent decision to refuse by SDCC, which was upheld by An Bord Pleanála on 21 September 2021. That refusal was for a much larger proposal, particularly in the area of the First Floor. You will appreciate, I hope, that our client's pressing need, for more space to accommodate their growing family, have not changed and we hope that this reduced proposal will find favour with you.

Furthermore, the existing accommodation at 44 College Park is cluttered and does not function well as accommodation for growing family, which includes children of both sexes. To comply with modern living standards and to meet the necessary practical needs of such a family it is desirous to provide an additional bedroom and at least one additional bath/shower room.

The proposed second storey accommodation at the rear will, if approved, include an ensuite bathroom, a family bathroom and two much needed bedrooms and will, of course, be built to the latest Building Regulations.

To this end we enclose the following, which can be regarded as the Schedule of Documentation:

- 6 No. copies 21/07/PP101 Existing Floor Plans and Main Elevations. Scale 1 : 100
- 6 No. copies 21/07/PP102 Proposed Floor Plans and Main Elevations Scale 1 : 100
- 6 No. copies 21/07/PP103 Existing, Proposed Elevations and Section A-A Scale 1 : 100
- 6 No. copies 21/07/PP104 Existing, Proposed Elevations and Section B-B Scale 1 : 100
- 6 No. copies 21/07/PP105 Site Plan Contiguous Elevation Scale 1 : 100/200
- 6 Site Location Maps from OS 3328-22 Scale 1 : 1000
- 2 copies of the Site Notice.
- Completed Application Form
- One original of the Press Notice and two copies, from Irish Daily Mail of 2 November 2021
- Our cheque in the sum of €34.00, being the statutory fees for a Class 2 Planning Application

PTO

If there is any further information you might require, to enable you to arrive at a favourable decision, then do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P Fergal Ryan', written in a cursive style.

P Fergal Ryan