

Niall Jones & Associates

Planning Consultants

The Director of Services
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Date: 11th November 2021

Job Ref: 21/271

Re: Proposed construction of new slate clad pitched roof structure not exceeding 8.950m in height above ground level to cover the existing flat roof, to include new dormer roof over stairwell with frosted window to new attic landing level, area 5.67sq.m, with roof light over & velux window within front storage space to South elevation and all associated site works at 54 Old Bawn Road, Tallaght, Dublin 24 for Luke Wilson & Kelsey Phelan

PLANNING SUBMISSION

A Cara,

On behalf of my client's Luke Wilson & Kelsey Phelan, I would like to present the attached drawings/Documentation as their planning submission for consideration from you / your department.

The existing house is a flat roofed end of terrace 4 bedroom house, within a block of 15 houses which is located on the Old Bawn Road and forms part of the Millbrook Lawns Estate in Tallaght, Dublin 24.

My clients would like to construct the new pitched roof structure over their existing house, all to tie into the previously approved & constructed roof extensions to adjoining properties on Old Bawn Road. The new roof consists of prefabricated half mansard timber trusses across the rear with an open truss hipped pitched roof to the front & part dormer roof over the stairwell. The entire roof is supported off new structural box sections to transfer the weight of the structure back onto precast concrete side walls of the house. All external roof surfaces to be finished in blue/black slate cladding with black pvc fascia, soffits & round gutters/downpipes.

There will be a fixed stairs from the first floor to new attic landing level (5.67sq.m.) with full door access into remaining attic space at both front and rear. It is proposed to achieve natural light into the attic landing area by way of a new frosted window to the side of the dormer as well as a cox-dome roof light centered over the stairs within the dormer roof. We also propose to have a small velux roof light within the pitched roof

to the front storage space. The existing first floor bathroom roof light will be replaced with a new 'velux' sun-tunnel which will extend up through the new attic space to a new roof light to the rear.

Existing foul and surface water drains will be kept separate, and tie into existing 150mm dia surface & 100mm/150mm dia foul drains which run across the rear gardens & tie into existing local authority main drains.

This submission is lodged following previous consultations with you/your department over the last number of years & the successful completion of 44no. identical new pitched roof structures, through our office & carried out at the front of the estate from 42, 44 & 74 to 98 Old Bawn Road, & within Millbrook Lawns at 10-18, 24-32, 13, 17, 44, 50 & 50A The Crescent, 18-22, 30-40, 7,9, 23, 29, 48 & 62 The Drive.

This application also follows identical neighboring applications lodged through this office at 42 & 44 Old Bawn Road & there have also be 3no. additional houses approved planning for the same roof structure at no.40 Old Bawn Road (constructed) & no.'s 48 & 50 Old Bawn Road (not yet started), all as indicated on our proposed contiguous front & rear elevations on drawing no.: 21/271-P.06.

Trusting all enclosed drawings / documentation are in order, we look forward to hearing from your department in due course. Should you have any further queries regarding the proposed submission/application you may contact me directly on 087-6601710

Kind Regards,



**Niall J Jones Dip.Tech.Eng. MIEI
Director**

Cc: Luke Wilson & Kelsey Phelan

Enclosed:

- 1 x Application form,
- 1 x cheque,
- 1 x newspaper notice,
- 1 x site notice.
- 1 x SDCoCo. existing drainage layouts,
- 6 x drawing register,
- 6 x sets of drawings 21/271- S.01, P.02, P.03, P.04, P.05, P.06, P.07, and
- 6 x OSI Site Location Maps 21/271-P.08 & P.09