



Paul O'Connell & Associates

Architecture / Project Management

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Planning Dept.,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Our Ref.P&AOC,SDCC-L.191121

19th November 2021

Re: Proposed development at No. 8 Beech Grove, Lucan, Co. Dublin.

Dear Planning Department,

This application for planning permission is being made by Paul & Anne O'Connell for development at their property at No. 8 Beech Grove, Lucan, Co. Dublin.

The development as described in the enclosed site and newspaper public notices will consist of a single storey pitched roofed ground floor extension with a "Velux" type window in the roof slope all located to the front of the existing property for uses associated with the existing use of the property as a single family dwelling. The proposed development will include changes to the front and part side elevations.

Therefore, in connection with this planning application we enclose for your consideration:

- 1) Six copies of location maps based on original maps published by the O.S.I. These show the site area outlined in red and the approximate location of the site notice.
- 2) A drawing schedule listing the drawings lodged (six copies). These are intended to show the general arrangement of the existing and proposed buildings and site before and after development.
- 3) A copy of the newspaper notice published on 19th November 2021.
- 4) A copy of the site notice erected on 19th November 2021.

- 5) The completed Planning Application form.
- 6) Our cheque in payment of the planning fee in the amount of €34. Please issue us with a receipt for that payment.
- 7) A letter of support for the planning application from the adjoining property owners, Alan & Fidelma Breen of No. 9 Beech Grove.

All of the enclosed are to enable this planning application to be fully considered.

Beech Grove, Lucan is a housing estate which we understand was likely constructed in the 1970s. The estate is laid out in a series of cul-de-sacs and largely consists of semi-detached two storey pitched roofed dwelling houses with integrated original single storey pitched roofed ground floor extensions to the front.

The existing building line formed by house nos. 2 to 7 Beech Grove is further forward towards the public roadway (front) than house nos. 8 to 13 as demonstrated on the copy O.S.I. map enclosed. The set back of nos. 8 to 13 from nos. 2 to 7 approximates to 1.5 metres. This setting back and forward of groups of houses within the estate is a common feature of the estate's design layout.

This arrangement has led to the houses within the estate that are set back having smaller rear gardens.

Many houses within the estate have been extended to the rear reducing the rear garden sizes further. Many of those extensions have been constructed as "exempted" developments.

As an alternative to extending the existing property to the rear, this planning application proposes the extension as shown to the front to line up with the existing projections of properties nos. 7 to 2.

The enclosed drawings indicate the design and extent of the proposed extension which will retain the common pitched roof to the front although there will be a small change in the slope of the pitched roof. Arising out of this potential change in the roof slope it is important that during construction that there is a degree of flexibility in the choice of the proposed roof finish which will be appropriate to the roof pitch but typical of roof finishes of such extensions in the general area.

The adjoining neighbours in No. 9, Alan & Fidelma Breen are making a planning application for matching development and it is hoped that both developments if granted permission can proceed to construction within similar timeframes subject to misc. personal and construction related considerations. A letter of support from the occupants of No. 9 is enclosed.

The plans indicate that the existing hall will be extended. The existing arrangement on plan has the main entrance door to the side with a front facing window facing the public roadway.

This application proposes the installation of a "Velux" type window in the pitched roof slope to provide an element of natural light into the hallway.

The extension if constructed will provide some additional space within the ground floor area of the property and this will if desired facilitate the future potential reconfiguration of internal spaces.

Existing first floor and rear garden areas are not affected by the proposed development.

Due to the existing setting back of No. 8 and the resulting deeper area to the front than exists in other neighbouring houses, the proposed extension due to its limited extent will not impact on the off street car parking to the front. Additionally, on street parking is generally available due to the cul-de-sac nature of all roadways within Beech Grove and, because there are no houses directly accessed from the opposite side of the roadway.

The extension proposed is not substantial. Existing drainage infrastructure will not be impacted negatively arising out of the proposed design due to the very limited nature and scale of the proposed development.

We would respectfully suggest that the content of this planning application is reasonable. As such we would suggest that the proposed development will be in compliance with the proper planning and development of the area as envisaged within the current Development Plan and therefore we would ask you to favourably consider its content and in due course to make a decision to grant planning permission.

Yours sincerely



Paul O'Connell B.Arch., F.R.I.A.I., Dip. Proj. Mngt.,

Paul O'Connell & Associates,



Encl.