



South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24



17 November 2021

Re:

Permission for Alterations to the existing single storey front extension, including removal of pitched roof profile. Construction of new flat roofed ground and first floor extension over the existing garage conversion and extension to side and rear of house, with roof lights, external insulation to front, side and rear, SUDS drainage and all associated landscaping and site development works at 2 Club Road, Fox and Geese, Dublin 22 D22 AV60.

Dear Sir or Madam,

Please find enclosed a planning application for the above development, on behalf of Declan Doherty and Lisa Hutchings.

The revised design to the proposed extension seeks to address the reasons for refusal of a First Floor Extension under the previous application Reg Ref SD21B/0331.

The owners occupy the house as their family home and require additional space to accommodate their growing family and for the requirements for working from home. The proposed works also seek to upgrade the insulation of the fabric of the house throughout, in response to the current energy crisis.

The design of the extension has been revised to set back from the front wall of the original house by 500 mm at First Floor level. The floor and ceiling levels of the extension have been designed to match the levels of the existing house. It is noted that the floor level of the existing house is 300 mm above ground level.

A flat roof has been considered the best approach to harmonize the roof of the existing single storey front extension with the proposed first floor extension. The requirements of the current building regulations for high levels of roof insulation dictate the height of the first floor parapet.



The following documentation is enclosed:

Completed Application Form
Full page of Newspaper Notice published on November 24th, 2021
Copy of Site Notice (*Yellow Notice*)
Cheque for the sum of €34

6. no copies of Drawing Nos 149/ PL 01 to PL/ 10 inclusive.

Schedule of Architectural Drawings

Dwg No			
149/ PL01	OS Site Location Map	1:1000	A4
149/ PL02	Proposed Site Layout Plan	1:250	A3
149/ PL03	Existing Floor Plans	1:100	A3
149/ PL04	Existing Roof Plan and Section	1:100	A3
149/ PL05	Existing Elevations	1:100	A3
149/ PL06	Existing Elevations	1:100	A3
149/ PL07	Proposed Floor Plans	1:100	A3
149/ PL08	Proposed Roof Plan and Section	1:100	A3
149/ PL09	Proposed Elevations	1:100	A3
149/ PL10	Proposed Elevations	1:100	A3

Yours faithfully,

Madeleine Moore

Madeleine Moore MRAI