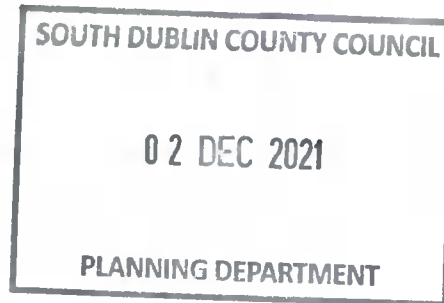


South Dublin County Council
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24



26/11/2021

To whom it concerns,

Our Clients, Zoe Faulder O'Brien & Dave O'Brien wish to extend their family home at 29 Cherryfield Road, Walkinstown, Dublin 12 (D12 C8E2). Their existing property is a three bedroom terrace house midway along Cherryfield Road. Their need to upgrade and add additional space to their home to bring it in line with modern building standards and living requirements.

Their existing property has limited living space at ground floor level with a disjointed layout and a kitchen/dining room extension that requires upgrade work. It is proposed that the existing extension is removed along with a small flat roof shed to the rear of the property. The proposed extension at ground floor level will provide an appropriate sized open plan kitchen/living/dining area opening up to the rear garden area.

The existing rear living area will be split into a utility and bathroom area along with a dedicated space for home working. The existing ground floor layout doesn't have a wc so the bathroom is a necessary inclusion which has a shower included for future proofing purposes. The home office space is badly needed also as both of the applicants have been working at home due to the changing conditions brought about by the Covid pandemic.

At first floor level the proposed extension will provide an additional bedroom to the rear with the existing bathroom reconfigured to provide an access route to the new space. The attic is already converted to a non-habitable space which has limited head height, see fig 1 below. A dormer is proposed to be added to the rear to make the attic a more usable non-habitable space.

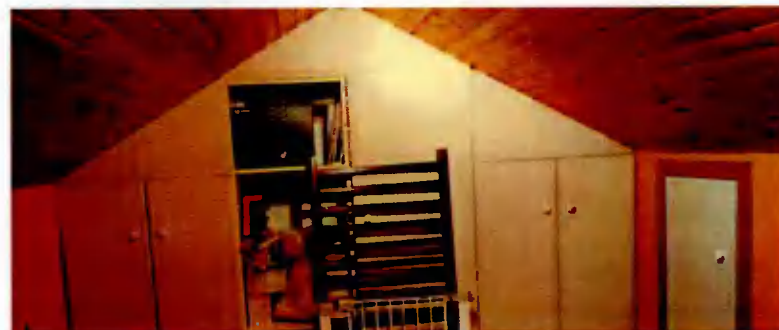


Fig 1. (Right) Existing attic



Fig3. Google Earth image of no. 54 Cherryfield Road

The single story flat roof extension to the rear is designed to have powder-coated aluminium fascia surround and overhang detailing similar to fig 4 below.



Fig4. Image of similar project to reference rear extension high quality finish.

Please find included in the submission the following documents:

Completed Planning Application Form

Copy of site notice

6x copies of the following service maps, plans & particulars:

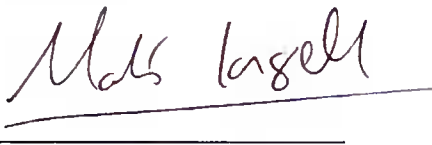
- P-01 Site Location Map
- P-02 Site Plans
- P-03 Existing Scheme Plans
- P-04 Proposed Scheme Plans
- P-05 Elevations (Front & Side), Section & 3D
- P-06 Elevations (Rear & Side), Section & 3D

Planning Application Fee – €34 cheque enclosed

1 original Copy of Newspaper full page with advert identified

If you have any queries regarding the application please do not hesitate to contact me at the office 0857174451 or by email mlangrell@shomera.ie

Kind Regards,



Mark Langrell BEng(Hons) CEng MIEI