

Pat O'Brien FRIAI

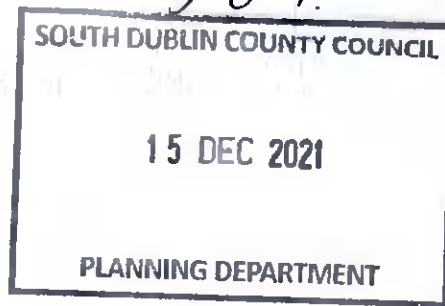
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Architect



03 / 12 / 2021

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



Re.: Planning Permission is being sought for conversion of attic to Bedroom / En Suite with new flat roof dormer to rear and 3 no. Velux rooflights to front; and new external insulation to existing walls to front and rear at 61 St. Peter's Road, Wakinstown, Dublin 12 by Finn Mason.

On behalf of my client, Mr. Finn Mason, I wish to apply for permission for the above. In support of my application I enclose herewith copies of the following drawings and documents:

6 no. copies of Drg. No.: 2121 / PD01	Site Location map
6 no. copies of Drg. No.: 2121 / PD02	Survey of existing
6 no. copies of Drg. No.: 2121 / PD03	Plans; Sections; Elevations; Site Plan; Block Plan
1 copy of original newspaper add	
1 copy of Site Notice	
Completed application form	
Cheque to the amount € 34-00	

My client has bought the house recently and is upgrading it with new windows, new Kitchen fittings, and new external wall insulation, and as the house is only 91.3m² he is taking this opportunity to extend it by converting the Attic to provide a reasonable sized extra Bedroom with Bathroom En Suite. He is also building a front Porch as exempt development under Class 7 of Schedule 2 – Part 1 – of I.S. No. 600 of 2001.

This proposal will significantly enhance this mid-terrace property and future proof it for years to come, and I look forward to a favourable decision on behalf of my client.

Yours faithfully

Pat O'Brien FRIAI Architect