

South Dublin County Council,  
Planning Department,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24  
D24 A3XC

21 December 2021

**Re:** Planning Permission Application  
**APPLICANT:** Anthony Kearney  
**LOCATION:** 18 Westbourne Grove, Deansrath, Dublin 22  
**PROPOSAL:** 5.5sqm single storey porch extension to front elevation and all associated site and development works

Dear Sir/Madam,

## 1.0 INTRODUCTION

Please find enclosed a Planning Application on behalf of our client Anthony Kearney for permission for the construction of a porch extension to the front of his dwelling at 18 Westbourne Grove, Deansrath, Dublin 22.

## 2.0 SITE LOCATION, DESCRIPTION & USE

### 2.1 Site Location

The subject dwelling is located in a quiet residential cul-de-sac off the east bound side of the New Nangor Road, approximately 2km west of Clondalkin village.

### 2.2 Site Description

The dwelling is a 3-bedroom end of terrace unit in a block of 6no. similar houses. The overall site is approximately 180m<sup>2</sup> and the area around the subject site is flat. The dwelling is part of the overall Westbourne residential development and is approximately 25 years old.

The dwelling is masonry construction with red brick to the ground floor section of the front elevation and pebble dash render to the remainder of the elevations. There is an existing tiled canopy roof above the front door. The main roof of the house is tiled with concrete roof tiles.

### 2.3 Existing Use

The dwelling is the applicant's main residence.

### 3.0 SUBJECT DEVELOPMENT

The development will consist of the construction of a 5.5m<sup>2</sup> single storey porch extension to front elevation and all associated site and development works. The main purpose of the porch extension is to accommodate a ground floor WC for the use of the applicant and his family.

### 4.0 JUSTIFICATION FOR DEVELOPMENT

In its existing form the subject dwelling is provided with only 1no. bathroom to serve 5 bedspaces. With the ongoing requirement to work from home, in addition to occasional periods of home schooling, the current WC provision in the house is insufficient for the needs of the household.

The proposed porch extension will harmonise in form and finish with the existing dwelling and its surrounding neighbours. In addition, there is an established precedent for the construction of porch extensions to the front of several neighbouring dwellings on Westbourne Grove.

The existing driveway can accommodate 1no. vehicle for off street parking. While the proposed porch extension will result in a reduction of the overall length of the driveway, post development it will still easily accommodate a large sized vehicle for off street parking.

### 5.0 CONCLUSION

It is submitted that the development is in accordance with the proper planning and development of the area.

We trust the above and enclosed documentation is in order and look forward to a favourable decision in due course. If, however, you require any clarification of any of the items contained in our application please do not hesitate to contact us.

Yours Sincerely,



Ronnie McArdle B Eng, C Eng MIEI APEA.  
Managing Director.