

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



04/01/2022

To whom it concerns,

Our Clients, Ian Higginbotham & Monika Grabowska wish to convert the attic of their family home at 47 Saint Joseph's Road, Greenhills, Dublin 12 (D12 V2H3). Their home is a two story, pitched roof, three bed end of terrace house located midway along Saint Joseph's Road which predominantly consists of similar terraces to the applicants'. The proposed works do not include any changes to the front elevation of the property.

The proposed rear dormer has been designed in line with the south Dublin guide for house extensions with a set down from the ridge line, 3 tile courses to the eaves and also set back from both site boundaries. There is 22m to the boundary from the proposed new dormer window.

There is also plenty of precedent for similar dormer structures to the rear along the street the most notable is located on the neighbouring building (no. 45 St Joseph's Road).

The proposed converted attic space is classed as non-habitable due to the ceiling heights that are available. The proposed bathroom will provide an additional bathroom for their family and will provide as a useful facility for the non-habitable room which may be used as an office or playroom.

The clients have recently bought the property and need the additional space to provide sufficient space for their family. We would submit that the proposal is very modest, it does not pose any issues to neighbouring structures and that a grant of permission should be issued at the earliest convenience to allow works to start as soon as possible.

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:

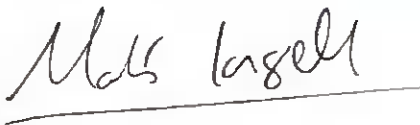
- P-01 Site Location Map
- P-02 Site Plans
- P-03 Scheme Plans
- P-04 Elevations(Front & Side), Sections & 3D
- P-05 Elevations(Rear & Side), Section & 3D

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 mark@spaceplus.ie

Kind Regards,



Mark Langrell BEng(Hons) CEng MIEI