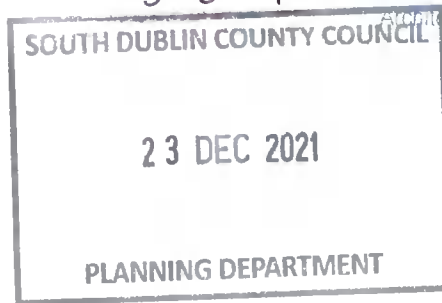


South Dublin County Council  
Planning Department,  
Town Hall,  
Tallaght,  
Dublin 24.



17<sup>th</sup> December 2021

**Re: Planning application for Extensions and alterations to 3 Knocklyon Ave, Knocklyon, D.16.**

Dear Sir / Madam,

Please find enclosed the relevant planning documentation for our planning application at the above address.

The purpose of our application is to extend and modernise the existing house to provide a comfortable accommodation for my clients and their young family for many years to come.

Our proposal is to extend to the side & rear of the property, plus a typical dormer extension to the rear which is a very common type of development within the county. We are also proposing two front dormer windows and although not as common as rear dormer extensions, this type of dormer to the front is considered an acceptable development and has been permitted in recent planning applications. Although there are several examples of dormers to the front of houses within the county, our proposal is most similar to a recent grant of permission for an almost identical development at 12 Mountdown Road, Reg Ref: SD21B/0205.

To accommodate a habitable room in the attic space, we must raise the height of the ridge. Raising the ridge doesn't negatively impact the adjoining property by way of loss of light or shading as the eaves level will remain the same therefore the amount of shadow cast onto the adjoining property is negligible. The adjoining property has already extended to the rear of their property so any minor additional shadow cast (if any at all) by raising the ridge will only cast onto the roof of the of the adjoining property and will not shade the garden.

I trust you find the enclosed to your satisfaction and hope that you will look favourably on our application.

Yours sincerely,

Peter Kavanagh  
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m. 087 6668016