

Proposed Extension at Glenaraneen.

It is proposed to construct an extension to the existing house at Glenaraneen. The extension is required to cater for the needs of the applicant's granddaughter, Ellie May, who has special needs. Medical reports are detailed on separate documents lodged with this planning application. The extension is not only for Ellie May's use and will also be used by the rest of her family. As Ellie May gets older the extension will give her additional space which will provide for easy mobility of her wheelchair alongside the rest of her family.

We have taken into consideration the reasons for the refusal of permission of the previous planning application which was mainly in relation to the proposal to divide the house into two separate dwellings. It is no longer intended to divide the house into separated units. The location of the proposed extension is more or less level with the ground around the existing house and will not require any cut and fill. A section through the site showing the contours at the location of the proposed extension, Drawing No. 821/6/11, clearly shows that there will not be any need for cut and fill or for any alterations to the topography of the site. There will not be any impact on any of the existing ground levels, vegetation or landscape for the entire site. The proposed extension is designed to blend in with the existing house and will not have a negative impact on the visual amenity of the area.

The existing foul water system discharges to a septic tank that is in need of upgrading. It is proposed to install a modern wastewater treatment unit and percolation area, the proposed location is shown on the Site Layout Plan. The existing surface water system is drained into an existing soak pit which is not causing problems. The proposed extension is relatively small compared to the existing house and would only add a small amount of surface water to the system. Surface water from the avenue and other level paved areas drain into the adjoining grass areas and soak away naturally into the ground.

The house has been extended over many years without any professional design or advice so the current layout of the house is how it has developed. The house is a single dwelling and will remain so. There will not be any doors separating parts of the house and the door into the approved extension will be re-instated. As far as we know the front door of the approved extension was part of the original design granted planning permission. The door at the front of the proposed extension is to provide adequate wheelchair access for Ellie May which is essential. It is proposed to block up the front door of the south extension and also the front door of the original part of the house which is no longer used.