



Planning Dept
 South Dublin County Council
 County Hall
 Town Centre
 Tallaght
 Dublin 24

Date: 14th Jan 2022

Our Ref: 21085

Re: **Design Statement** for proposed development for John & Ingrid Brennan at No 58
Knockcullen Drive, Dublin 16, D16 WK61.

A Chara,

With regards to the attached planning application, the following proposal description refers.

The applicants wish to furbish, remodel and extend their family home to accommodate their growing family, and make the property more energy efficient and warmer. The bedroom modifications allow for this four bedroom dwelling to remain a four bedroom dwelling, albeit with larger modified internal general arrangements on the First Floor, and now have two bedrooms with integrated ensuites. Comparative Room size floor area increases proposed are shown below on table 1.

The ground floor proposal is to extend the existing front wall of the garage forward slightly, but yet remain behind the existing front wall of the adjacent building, hence making the most of the existing unused external space for the same garage / bicycle storage purposes. The proposal allows for an adequate size utility room and to new ground floor shower facility, with a larger kitchen / dining space. The Floor areas, as required are shown on table 1 below.

EXISTING BEDROOMS	
Bed 01	12.50m ²
Bed 02	6.70m ²
Bed 03	7.10m ²
Bed 04	10.40m ²

PROPOSED BEDROOMS	
Bed 1	11.10m ²
Bed 2	11.50m ²
Bed 3	12.30m ²
Bed 4	15.50m ²

Table 1 – Existing & Proposed Bedroom size schedule



The dwelling extension design provides for a modest single storey rear extension with a first floor not just quite as big. The over all concept allows for the rear structure profile to be extruded, but not being either wider or higher, so the resulting design will have minimal impact. The remaining garden space to the rear is still over 60m².

The front garage extension is modest in appearance and will be unnoticeable. This garage front extension remains hidden behind the front wall of both the dwelling on this site, and the adjacent dwelling. This is a common garage extension type along Knockcullen Drive, and in no way harms local amenity.

The applicants respectfully request your consideration of this modest yet practical and functional dwelling extension, and its connections to existing foul sewer and surface water outlets, all within the boundaries of the site as per the Greater Dublin Strategic Drainage Study (GDSSs) recommendations & guidelines.

The applicants have discussed the proposal with the adjacent property owners, and a copy of their generous support for the development is attached by way of Supporting Information. (*Ref: No 59 Knockcullen Drive*).

We now respectfully await a favorable response and remain open to any queries you may have at pre validation stage in a practical approach to the urban planning process.

Yours sincerely,

Vincent Durkin. NDCS.Tech.IEI

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For & on behalf of the applicant.