

# Kathryn Potterton Architects

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20<sup>th</sup> January 2022

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

**Re: Planning Application for 7 Idrone Close, Ballyroan, Dublin 16, D16 W6T7**

**Karen and Paul McEvoy intend to apply for Planning Permission for development at 7 Idrone Close, Ballyroan, Dublin 16, D16 W6T7**

**The development will consist of:**

- a) construction of a new single storey extension to the rear of the existing dwelling with pitched tiled roof
- b) minor alterations to front facade including construction of new single storey extension, with lean-to roof to front facade of the existing house.
- c) construction of a new two storey extension over existing side extension (converted garage), to the side of the house, with pitched tiled roof and rooflights to front and rear and
- d) all associated alterations to elevations, interior layouts, site, landscaping, drainage and ancillary works

Dear Sir/Madam,

On behalf of the Applicants, Karen and Paul McEvoy, I wish to make an application for Permission under the Planning Acts for the above proposal.

**We lodged this application previously on 21<sup>st</sup> Dec 2021, it was deemed INVALID (SD21B/0642), as the newspaper was not from the approved list. We are lodging this again, with a new newspaper notice from the Dublin Gazette**

## **Brief Description**

The dwelling house is located at No.7 Idrone Close, a semi-detached two storey brick and rendered blockwork dwelling house.

The proposal includes the construction of a single storey extension to the rear of the house, this will increase the size of the Kitchen/ Dining area, and to demolish part of the existing front façade to the Living room and extend this room out to align with the adjoining porch, The existing garage to the side of the house has previously been converted to a Family room, this was converted in a manner to allow another floor to be built over it, and the proposal is to build a second floor over this to provide a third Bedroom and Utility room. The existing concrete tiled roof will be extended over this and adjoin the roof of the neighbouring house at No. 9

These three extensions will provide a combined additional area of 35.7 sq metres, and will provide greater space for the Applicants, who have two young children.

The proposed extensions will be constructed in brick, rendered blockwork and concrete tiles to match existing materials. A no. of neighbouring properties have also carried similar extensions, including both neighbouring houses, Nos 5 and 7, and a number of other houses on the street.

The proposed development is to be carried out in accordance with the documents that accompany this application as follows;

- Cover letter including Drawing Schedule, (see next page)
- Completed Planning Application Form
- Application Fees (**€34 fee waived as agreed with Admin in planning office, due to confusion over newspaper notice**)
- PDF Copy of Newspaper Notice; Dublin Gazette, January 20<sup>th</sup> 2022
- Copy of Site Notice for Public Display
- Location Map; O.S Map 1:1000 @ A4 (Drawing 21/PA/01)
- Drawings 21/PA/02,03,04,05,06,07
- Drainage Map from South Dublin County Council

In relation to Social and Affordable Housing, the subject application for permission for development would not be subject to Part V of the Planning and Development Act 2000. Section 94 (14) states 'this section shall not apply to applications for permission for (c) the carrying out of works to an existing house'.

**Planning Application for 7 Idrone Close, Ballyroan, Dublin 16, D16 W6T7**

**Applicants; Karen and Paul McEvoy**

**DRAWING SCHEDULE**

This application is accompanied by 6 no. copies of each of the following drawings;

**Architects Drawings**

<b>Drawing No.</b>	<b>Title</b>	<b>Scale and format</b>
21/PA/01	Location Map (O.S Map plot no. 3391- 11	1:1000 @A4
21/PA/02	Proposed Site Layout Plan (Roof Plan)	1:200 @A3
21/PA/03	Proposed Ground and First Floor Plans	1;100 @ A3
21/PA/04	Proposed Front, Rear and Side Elevations	1;100 @ A3
21/PA/05	Proposed Sections A-A, B-B, C-C and D-D	1;100 @ A3
21/PA/06	Existing Ground Floor and First Floor Plans	1;100 @ A3
21/PA/07	Existing Front, Rear and Side Elevations and Section A-A	1;100 @ A3

Should you have any query in relation to the above or any of the enclosed documentation please contact the undersigned.

**Kathryn Potterton B.Arch. MRIAI**  
Architect accredited in Conservation at Grade III



Front Elevation of No 7 Idrone Close