

JEA

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your ref:

our ref:

date:

19- Jan 2022

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

Proposal: Planning permission for an attic conversion to a non - habitable storage space with hip roof to gable to allow stairs access to attic with roof windows to front of existing house and frosted window to side gable all with ancillary works

Site Address: 15 Cluain Ri, Ballyowen lane, Lucan Co Dublin. K78FK23

Applicant: Joe Kehoe

This is a planning application for an Attic conversion to non-habitable storage space with hipped roof to gable accommodates stairs to attic, roof window to front roof of existing house, additional frosted window to gable at 15 Cluain Ri, Ballyowen lane, Lucan Co Dublin

Design Guidance

The proposed roof attic has been designed of the in keeping with this best practice and in keeping with best available design guidance as follows;

- The design reflects the existing character of its location using sympathetic material finishes and window sizes
- The addition is visually subordinate to the roof slope, enabling a large portion of the roof to remain visible
- The roof materials are proposed to match the existing roof tile colour.
- The roof tiles are proposed to match the existing roof tile colour.
- The new addition is set back from the eaves level to minimise the visual impact and reduce overlooking

There is a strong precedence for similar development within the immediate vicinity of the site within the area development as follows;

Conclusion

We propose that the design of the addition to the attic is in keeping with best practice and that it will not injure the amenity of the area or take away from the amenity of the immediate neighbours and as such we recommend that the Planning Authority grant planning permission in this instance.

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEArchitecture Architectural drawings
3. 6 copies of ordnance survey maps
4. 1 copy of the site notice
5. 1 copy of the newspaper advert
6. Completed application form
7. Application fee of €34.00

We trust that the above meets with your approval, and we look forward to your valued response,

Joseph English