

17<sup>th</sup> January 2022

**Re: Planning Application for Works to Existing Dwelling at No. 30 Ashfield Drive, Kingswood, Dublin 24**

To whom it concerns,

On behalf of our clients please find enclosed a planning submission for alterations and an extension to the above property. The property is their family home where they have lived for a number of years. The proposed works seek to bring the property up to current standards with some minor modifications to maximise the house in terms of longer term flexibility and adaptability.

The works proposed consist of the following –

- *Removal of existing ground floor porch structure and chimney to side elevation*
- *Construction of a new single storey extension to the front and side elevations*
- *Construction of a new single storey extension to the rear elevation*
- *Construction of a new first floor extension to the front elevation*
- *Alterations to the existing first floor structure to allow for a revised pitched roof design with rooflight to side roof-slope and rooflight to rear roof-slope*
- *Installation of external insulation to the existing dwelling and proposed new elements*
- *All associated internal alterations, demolitions, site, boundaries, landscaping, drainage and ancillary works*

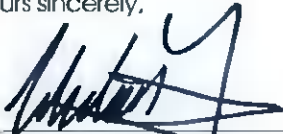
Drainage:

The works consist of a small extension to the side of the existing dwelling across the existing side passage. As per our drawings there are existing drainage pipes located in this area. It is proposed (as per our notes) that any existing drainage pipes would not be obstructed but rather repaired where necessary and retained and all works would be carried out in accordance with SDCC Drainage Dept standards and details. The works would also be overseen by our clients Structural Engineer who would be engaged for the works – should they be permitted.

The proposed works are considered and detailed to ensure that they tie in with the neighbouring properties.

We trust that you will have all necessary information required to make a decision on the application. If you have any queries you can contact me on 086 8458698

Yours sincerely,



Michael Frain B Arch, B Arch Sc, MRIAI  
For and on behalf of **Bright Design Architects**

