

mpba architects

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South Dublin County Council
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

9th February 2022

RE: Planning Permission for for a) demolition of screen wall; b) construction of a part two-storey part single storey new dwelling to the side of existing adjoining dwelling; c) associated site works, boundary treatments, new pedestrian access and services; d) new dished pavement for new vehicular access e) elevational alterations to existing dwelling at 1 Knocklyon Close, Knocklyon, Dublin 16. Co. Dublin, D16 KR79

Dear Sir/Madam,

Our clients John and Deirdre Wilson wish to seek planning permission for the above development. Over the past years they have applied for and been granted a number of options for an additional dwelling in their side garden, the costs of which have been prohibitive to develop. This revised proposal is for a 2-bedroom dwelling of 95m².

The overall site area, including the existing dwelling is 0.045Ha. It is proposed that this will be divided into two sites, as outlined below.

	No. Bedrooms	Site area	House area	Private open space area	Parking
Existing Dwelling	4/5	0.029Ha	159m ²	124m ²	2
Proposed Dwelling	2	0.016Ha	95.6m ²	56.5m ²	1

The above standards are in keeping with the development standards as set out in the South Dublin County Council Development Plan 2016-2022.

The proposal is not for for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended) 9. The development to the side of the existing building to create two dwellings does not impact more than 50% of the existing external fabric of the building being retained.

Please find enclosed documentation to support this application:

Mary-Anne Parsons BAS BArch MRIAI
MPBA Architects Project Control Company Reg. No. 557824
Trading as MPBA Architects

1. Planning application form
2. Copy of the site notice, duly erected as indicated on the site location plan
3. Newspaper notice, Southside People on Wednesday 9th February 2022. 34765
4. Planning Fee - Class 1 &2 (new dwelling and alterations to existing dwelling) €99
5. 6no. Copies of the associated drawings

Drawing No.	Revision	Drawing Title	Scale	Drawing size
PL.159.0001	01	Site Location Plan	1:1000	A3
PL.159.0002	01	Existing Site Plan	1:200	A3
PL.159.0003	01	Proposed Site Plan	1:200	A3
PL.159.0101	01	Existing Plans	1:100	A3
PL.159.0102	01	Existing Elevations	1:100	A3
PL.159.0103	01	Proposed Ground Floor Plan	1:100	A3
PL.159.0104	01	Proposed First Floor Plan	1:100	A3
PL.159.0105	01	Proposed elevations and section	1:100	A3
PL.159.0106	01	Proposed Section	1:100	A3

We trust the proposals are considered in keeping with the development plan and thus be granted by the planning authority.

Kind Regards

Mary-Anne Parsons.

Mary-Anne Parsons

BAS. BArch. SACAP MR/IAI