

James and Laura Lockwood

(Executed Contract to Purchase 11 Knocklyon Ave)

6 Ros Mor View

Scholarstown Road

Knocklyon

Dublin 16

Date: 22/02/2022

Subject: Seeking further information on planning permission request SDCC Ref SD22B/0058
2022-02-11

Dear all,

We have executed a contract to purchase 11 Knocklyon Ave as of 10/02/2022 and expect counter signing to come by the end of this week. As such we would like to seek further information on planning permission sought for 9 Knocklyon Ave, which is a direct front to front neighbour to 11 Knocklyon Ave that are currently separated by a two-meter-high beech hedge. Below is a picture taken from the front bedroom in 11 Knocklyon Ave which is looking the boundary border and the front of 9 Knocklyon Ave:



We are very interested to get the details on the "new boundary wall 2 m high to the front of the house" [as stated in the planning permission notice] as this could cause damage to the existing two-meter-high beech hedge to the front of 11 Knocklyon Ave. And if this concern has been taken into consideration in the plans.

I have attached a copy of the €20 receipt paid to your Finance Department to the email.

Looking forward to your response.

Regards

James and Laura Lockwood

087 3746071 / 087 8189389

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**James and Laura Lockwood
6, Ros Mor View
Scholarstown Road
Knocklyon
Dublin 16**

Date: 25-Feb-2022

Dear Sir/Madam,

Register Ref: SD22B/0058

Development: (a) The removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen; (b) the removal of existing shed to the side of the house and construction of a new 17sq.m boot/utility room; (c) extend the lounge forward into existing porch area, 5.2sq.m with rooflight over; (d) extension of 7.9sq.m to the existing family room/den to the side elevation, south; (e) detached 25sq.m shed in the rear garden. At first floor level: (f) the construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m; (g) extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling; (h) removing existing roof and chimney and replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, clad seamed aluminium and 2 'Velux' windows to the rear elevation and providing a new stairs to attic area to include open plan area and bedroom 4 with ensuite; (i) the removal of the existing beech hedge onto Knocklyon Avenue and Leylandii trees to the front garden, replace existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate and a new boundary wall 2m high to the front of the house and 2.4 at the rear garden of the house onto Knocklyon Avenue; (j) All associated site development and drainage works to facilitate the development, ancillary works for foul and surface water to soakaway, BRE365 and public drainage systems.

Location: 9, Knocklyon Avenue, Templeogue, Dublin 16, D16X4C0

Applicant: Colin and Aoife Durkin

Application Type: Permission

Date Rec'd: 11-Feb-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named **"Notify me of changes"** and click on **"Subscribe"**. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for Senior Planner