



Date 24 Jan 2022

Planning department
South Dublin County Council
County Hall
Belgard Square North
Tallaght
Co Dublin

Planning application Applicant. Marie and Brian Fury

Address: 2 Orchardstown Drive, Rathfarnham, Dublin D14W9N1

Development:

Construction of new detached, two storey dwelling in the side garden. With shared entrance..
All associated site works and connection to public services.

Dear Sir/Madam

INTRODUCTION

For my client Marie and Brian Fury
find enclosed documentation in support of their application for development as outlined above.

HISTORY AND PROPOSED

Planning permission was previously granted at this site in 2018 for a detached house . My clients are now looking for a slightly larger more contemporary looking house. The local Authority has granted several contemporary style houses in in the South Dublin area. A very similar house to the proposed has been built and fits in very well at. See image below

28, Forest Drive, Kingswood, Dublin 24, Planning reference SD16A/0442.





The proposed new house goes beyond the building line to give more space in the back garden. Because the house has a contemporary look. And different to other properties on the road this in fact enhances the design and how it works in the general setting of the road.

Stepping well beyond the building line is established on the road with recent planning permission been granted ref SD18B/0176 at 26, Anne Devlin Road. Just across from this site



Also new house under construction plot adj 56 Ballyroan Road

Planning ref. SD20A/0220 Image below





Also similar at 9 Templeville Avenue ref SD12A/0139 image below



ENCLOSURES

The following submitted with the application

- Planning application form.
- 6 no full-scale set of architectural drawings.
- Copy of site notice now in place
- 6 copies of ordnance site location map
- Planning fee
- Legal Opinion

Drawings included

- Existing property Elevations layouts and site layout
- Elevations house layouts, site layout of new property
- Site location map

Yours Sincerely

Kevin Tiernan

Kevin Tiernan
(Agent)