

South Dublin County Council  
 Planning Section  
 County Hall  
 Tallaght  
 Dublin  
 D24 A3XC



24<sup>th</sup> February 2022

Ref 21014 C1 L001 JGF

Dear Sir / Madam

**Proposed new dwelling – A Detached 3 Bedroom Dormer Bungalow and Associated works in the side garden of 33 Templeroan Grove Rathfarnham, Dublin D16 F9K4**

The enclosed application is for a three-bedroom dormer bungalow on the grounds at the side of 33 Templeroan Grove Rathfarnham.

The application is a resubmission of that approved under application reference SD17A/0020 – Decision of grant 27<sup>th</sup> March 2017. There has been no significant change in planning policy since the original grant which would preclude the grant of the new application.

The applicant for the 2017 grant has now been deceased, and the new applicant and owner - Rory Kelly purchased the site in October 2021. There was insufficient time to complete the scheme when purchased prior to consent lapsing and hence a new application is being submitted.

There have been a few minor changes from the original grant, the omission of the chimney and the addition of solar panels. The footprint has marginally grown at the rear of the property but the separation distance at the first floor relating to the dormer windows is as per the original approval. Amendments to the layout to enhance storage provision and study area at the ground floor. An ensuite has been added to bedroom 1 and wardrobe space has been utilised within the eaves of the property.

All materials used are as per the original approval so that they will harmonise with the existing house and contiguous elevations on that side of the road.

**Access and Parking**

Access to the new dwelling is via the existing driveway for number 33 of Templeroan Grove and will remain unchanged. Please refer to drawing reference 21014 P03 and P07 for detail and information on the car parking arrangement and wayleave to provide access to both properties for pedestrians and vehicles and a separate wayleave area for access to the rear of the property. There have been minor changes to this from the original consent scheme relating to the addition of electrical charging points for both properties and bin locations being shown. The existing driveway is tarmac this will be maintained/overhauled on a like for like basis as per the approved scheme.

**Landscaping and boundaries**

The existing boundaries to Number 31 and 40 Templeroan Grove to the side and front will remain as existing but subject to repairs. The side boundary to Templeroan Road formed in blockwork will remain as existing. At the rear of the property, the boundary blockwork wall to Number 15B and 15C Templeroan Green will remain unchanged. The only new boundary treatment to be formed is the 1.8m high feather board fence and concrete post separating number 33 to the new dwelling's rear gardens and a low-level wall as noted on drawing 21014 P07 splitting the parking area and providing mounting points for the new electric car charging points at the front of the property

On the Landscaping 3 trees will be removed and 2 retain can be seen on drawing reference 21014 P02 and P03 and P07. The remaining overgrown vegetation will be trimmed back.

We trust the application will be approved and enclose the following information

- Application form
- Land Registry Map
- Site Notice
- Newspaper Notice
- Fee receipt – reference T4/0/698424
- 6 copies of the following drawings; 21014 P01, P02, P03, P04, P05, P06, P07, P08

If you require anything further, please do not hesitate to contact me

Yours sincerely,



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