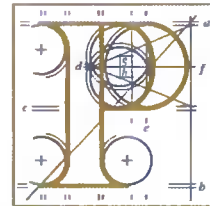


**Our Case Number:** ABP-312947-22

**Planning Authority Reference Number:** SD21B/0612



**An  
Bord  
Pleanála**



South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

**Date:** 09 March 2022

**Re:** Two-storey extension of 44sq.m. to the rear comprising a ground floor kitchen extension and new first floor bedroom and roof to be pitched.  
21, Belgard Green, Tallaght, Dublin 24.

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

**Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.**

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:**

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,

(ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,

(iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,

(iv) a copy of the notification of decision given to the applicant,

(v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

(vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

<b>Teil</b>	<b>Tel</b>	(01) 858 8100
<b>Glaob Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.


I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-312947-22) the request at 1 on page 1 of this letter has been forwarded.

**Signed:** \_\_\_\_\_

**Print:**( \_\_\_\_\_ )

**Date:** \_\_\_\_\_

Yours faithfully,



\_\_\_\_\_  
Liam Halpin  
Direct Line: 01-8737280

BP07

**Teil**  
**Glaó Áitiúil**  
**Facs**  
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# Edward Fitzgerald Selby

Architect B Arch. Sc., Dip. Arch., M.R.I.A.I.

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

28<sup>th</sup> February 2022.

Dear Sir or Madam,

Re: **First Party appeal to planning decision to refuse permission.**  
**South Dublin County Council Reg/Ref: SD21/0612.**

**Two storey extension to the rear**

**ADDRESS: 21, Belgard Green, Tallaght, Dublin 24.**

**Fee Class A5 = €220**

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**Description of application:**

*Two storey 44sq.m extension to the rear accommodating a ground floor kitchen extension and new first floor bedroom with roof to be pitched; wall and roof finishes to match existing dwelling.*

Please find enclosed appeal of a single condition of the above planning application, on behalf of my client Mr. Van Tai Luong and his family.

We wish to appeal the refusal of planning permission.

In summary, the reasons for refusal are the overshadowing impact the first-floor extension would have on the neighbouring property at 19 Belgard Green and the reduction the rear garden to an unacceptable level. While the proposed area would be just over 25sqm, the shape is not regular and of poor amenity.

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>04996122</u>
ABP-	_____
<b>08 MAR 2022</b>	
Fee: €	<u>220</u> Type: <u>PMO</u>
Time: _____	By: <u>POST</u>

We submit that the Local Authority could have dealt with these issues by way of condition.

The conditions could require that the extension move off the boundary with No. 19.

In the Development Plan Guidelines for the extension of terraced dwellings, the metric of distance from boundaries at first-floor level is 1M for every 3M in height.

The eave height of the proposed extension is 5M.

In accordance with the Guidelines for the extension of dwellings, this would be a distance of 1.6M, of the proposed extension at first-floor level of the proposed two-storey extension from the party wall which would be acceptable to the applicants.

I enclose the fee of €220: Please forward all correspondence to this office.

Yours sincerely,

  
Edward Fitzgerald Selby MRIAI.