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16th February 2022

RE: Planning Application for development comprising: demolition of existing single story lean-to extension and outbuilding to rear of existing property; construction of a new two story extension to side and rear of existing dwelling; the replacement of existing casement style windows to front elevation with sash windows and all associated site works and services.

Dear Planning Officer,

We are pleased to present our planning application for the proposed development at the above address for your consideration. We believe our proposal for extension to the side and rear of 657 Whitechurch Road is in keeping with previously granted permissions in the area and within the Architectural Conservation Area (ACA).

Design for this development has been informed by policies contained in the South Dublin County Council Development 2016-2022 and in accordance with the South Dublin County Council House Extension Guide (2010).

The existing building is a small three- bedroom two storey artisan dwelling with single storey extension to the rear comprising a total internal area of 94.84 sq.m. The total area of the proposed extended property is 181 sq.m

Extending the house to side and rear (as proposed in this application) is an opportunity to bring this circa. 1905 period cottage into the 21st Century and meet / exceed the advocated internal area guidelines in both the South Dublin County Council Development Plan 2016-2022 (ref.: 11.3.4 (iv) and the space provision and room size guidelines for typical dwellings in 'Quality Housing for Sustainable Communities' (DEHLG 2007).

Internal layouts have been prepared that exploit the buildings favourable south westerly orientation to maximise the energy and environmental performance of the dwelling. Habitable rooms that benefit from the most hours of daylight such as the kitchen / living and dining area have been located with this favourable aspect (at the rear of the dwelling), with master ensuite and bedroom 2 directly above. Equally, the hallway and stairwell, / circulation spaces, utility room and boot room have been located on the north westerly / cooler side of the house.

With the increased area that the proposed extension(s) provide the house benefits from increased functionality as illustrated in the drawings submitted with this application. Our design is specific to the requirements of our client's needs and style but remain in keeping with neighbouring granted development and character of the surrounding area.

The following documents are submitted with this application:

1. Completed Planning Application Form
2. Planning Fee of €34.00 – Class Two
3. 1 x Copy of Site Notice – erected 18-02-2022
4. 1 x Copy of Newspaper Notice – published in the Herald on 18-02-2022
5. **Architect's Drawings & Documents**
6 sets of drawings at A1:
 - a. Drawing No.: 22-1001-01-P: Existing Plans (1):
Ground Floor, First Floor and Roof Plan; Front
Rear and Side Elevations Scale: 1:100 @ A1
 - b. Drawing No.:22-1001-02-P: : Existing Plans (2)
Site Layout Plan and Images showing application site in context of
Neighbouring buildings. Scale 1:100 @ A2
 - c. Drawing No.: 22-1001-03-P: OSI Site Location Map (Scale 1:1000),
Ground Floor Plan, First Floor Plan and Roof Plan (proposed)
Scale 1:100 @ A1
 - d. Drawing No.:22-1001-04-P: Front, Rear and Side Elevations,
Sections A-A & B-B (proposed) Scale 1:100 @
 - e. Planning and Design Statement
6. **Engineer's Drawings & Documents**
Drainage
6 sets of documents (as described below)
 - a. Cover Letter to Drainage Submission (x 6 copies)
 - b. Drawing No. D100 - Ground Floor Drainage Layout prepared by:
O'Reilly Design, Consulting Structural and Civil Engineers
 - c. Drawing No. D200 Drainage Details prepared b:y O'Reilly Design,
Consulting Structural and Civil Engineers.

We trust you will these documents to be in order and we look forward to hearing from you in due course.

Should you have any questions relating to the submission please do not hesitate to contact me.

Yours truly,



Caroline Irvine MRIA

South Dublin County Council

Planning Application for Development Comprising: Demolition of Existing Single Storey Lean – to Extension and Outbuilding to Rear of Existing Property; Construction of New Two Storey Extension to Side and Rear of Existing Dwelling; The replacement of existing casement style windows to front elevation with sash windows and All associated site works and services. at: 657 Whitechurch Road, Rathfarnham Dublin D16 (located within an Architectural Conservation Area (ACA))

Document Schedule:

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