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11th February 2022

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Dear Sirs

PLANNING PERMISSION SOUGHT FOR
(1) THE DEMOLITION OF THE EXISTING SHED/GARAGE BUILDING TO THE REAR OF THE EXISTING DWELLING (2) THE CONSTRUCTION OF 1NO. 2 BEDROOM 3 PERSON DETACHED SINGLE STOREY PITCHED ROOF MEWS DWELLING WITH ATTIC CONVERSION, AND A SINGLE STOREY FLAT ROOF REAR PROJECTION LOCATED TO THE REAR OF THE EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE. (3) THE VEHICULAR ENTRANCE IS OFF BRIDESWELL LANE. (4) CONNECTION TO ALL PUBLIC SERVICES. (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT
AT
97 BOOT ROAD, CLONDALKIN, DUBLIN 22, D22 X2P7
FOR
JOHN DUNNE

Please find enclosed the following documentation in respect of the above Planning Application.

- The completed Planning Application form
- Cheque in the sum of €65.00.
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Friday 11th February 2022.
- 1 copy of the site notice - dated Friday 11th February 2022.
- 1 copy of the receipt for the digital planning pack copyright, for the site location plan.
- 1 copy of the submission documents for a Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000.

LAND USE ZONING

As per the current South Dublin County Council Development Plan 2016 – 2022.

The subject development site is zoned A.
'to protect and/or improve residential amenity'.

A development of this type is compatible with the site zoning, and does not impact on residential and visual amenity

OTHER PLANNING – GRANTED

NO 99 BOOT ROAD

A previous Planning Application for a similar development at 99 Boot Road, Clondalkin, Dublin 22, was approved by An Bord Pleanála.

There were no Third Party Observations to this Planning Application.

Planning Application details:

Planning Application Reference: SD19A/0385

Proposed Development: Conversion of an existing single storey structure into a two bed mews dwelling with one reception room; kitchen/dining area; bathroom; rear garden with all associated site works; existing structure will be given a new pitched roof; parking will utilise the existing three spaces off Brideswell Lane.

Date Received: 11-12-2019

Decision Date: 12-02-2020

Decision: Refuse Permission.

This decision was appealed to An Bord Pleanála by the applicant.

An Bord Pleanála Reference: ABP-306855-20

Decision Date of An Bord Pleanála: 31-07-2020 to Grant Permission.

This approved development is the precedent for which this Planning Application for a similar development refers.

The approved Planning Application for no 99 was the first to be approved, to redevelop the rear gardens for residential purposes.

The future development potential of the rear gardens in the area served by the laneway is evident.

The above comments are all relevant with regards this Planning Application, which seeks to provide residential development on un-developed serviced lands within a residential environment, in the vicinity of no 99.

OTHER PLANNING – DECISION PENDING

NO 104 BOOT ROAD

A Planning Application for residential development within the rear garden of no 104 Boot Road, is running concurrently with the Planning Application for residential development within the rear garden of no 97 Boot Road.

Planning Permission is sought for (at no 104):

The construction of 2no. 2 bedroom 3 person detached two storey pitched roof mews dwellings with a single storey flat roof rear projection, located to the rear of the existing dwelling and fronting onto Brideswell Lane

These 2no Planning Applications, are a coordinated approach to provide residential development on other lands in the vicinity of no 99, and will aim to fulfil the development potential of the un-developed serviced lands within a residential environment in the vicinity along the laneway.
A total of 4no houses would be constructed facing onto Brideswell Lane.

These 2no Planning Applications (no 99 and no 104) are likely begin a process of consolidating the residential amenity of area.

Refer to attached drawing 441-200, which indicates the previous approved residential properties and the proposed residential properties, within the rear gardens facing onto Brideswell Lane.

SITE LOCATION

The site for which this Planning Application refers is formed from part of the rear garden of 97 Boot Road, Clondalkin, Dublin 22, D22 X2P7.

The Site is as per Folio DN13636.

EXISTING SITE AREA

| | |
|---|---------------|
| 97 Boot Road, Clondalkin, Dublin 22, D22 X2P7 | 482 m2 |
| TOTAL | 482 m2 |

PROPOSED SITE AREA

| | |
|--|---------------|
| 97 Boot Road, Clondalkin, Dublin 22, D22 X2P7 | 207 m2 |
| 1no. 2 bedroom 3 person detached single storey pitched roof mews dwelling with attic conversion, and a single storey flat roof rear projection located to the rear of the existing dwelling and fronting onto Brideswell Lane. | 275 m2 |
| TOTAL | 482 m2 |

The subject site is located in the established residential area of Boot Road in Clondalkin, Dublin 22. This area is made up of mostly two storey dwellings in terraces of four with long rear gardens. The subject site is well located in close proximity to and well served by public bus routes. The subject site is easily accessible by car, bicycle and foot. The centre of Clondalkin village which has services that fulfil occasional and day to day needs, is within walking distance from the subject site.

The subject site is accessed by the laneway to the rear known as Brideswell Lane. The laneway is a cul de sac and is maintained by the Local Authority.

There is no direct pedestrian access from the subject site to Fonthill Road or the petrol station.

PROPOSED DEVELOPMENT

The proposed development for which this Planning Application refers is;

- (1) The demolition of the existing shed/garage building to the rear of the existing dwelling
- (2) The construction of 1 no. 2 bedroom 3 person detached single storey pitched roof mews dwelling with attic conversion, and a single storey flat roof rear projection located to the rear of the existing dwelling and fronting onto Brideswell Lane.
- (3) The vehicular entrance is off Brideswell Lane.
- (4) Connection to all public services.
- (5) All necessary ancillary site development works to facilitate this development

- (1) The demolition of the existing shed/garage building to the rear of the existing dwelling
- (2) The construction of 1 no. 2 bedroom 3 person detached single storey pitched roof mews dwelling with attic conversion, and a single storey flat roof rear projection located to the rear of the existing dwelling and fronting onto Brideswell Lane.

SCHEDULE OF AREAS

The new house is an own door unit, with floor area of 117.00m².

The proposed new dwelling house follows the shape and form of the approved dwelling house at no 99, which is the precedent for which this Planning Application refers.

DWELLING SIZE

| House type | Ground floor (m ²) | First floor (m ²) | Attic floor (m ²) | Total Floor area (m ²) |
|------------------|--------------------------------|-------------------------------|-------------------------------|------------------------------------|
| 2 bed / 3 person | 66.00 | | 51.00 | 117.00 min 70m ² |

The stated minimum figure is from the document Quality Housing for Sustainable Communities

DWELLING SIZES – INTERNAL

| House type | Total Floor area (m ²) | Living/ Dining (m ²) | Kitchen (m ²) | Bed 1 (m ²) | Bed 2 (m ²) |
|------------------|------------------------------------|----------------------------------|---------------------------|-------------------------|-------------------------|
| 2 bed / 3 person | 117.00 min 70m ² | 35.00 (1) | (1) | 13.50 (2) | 11.00 (2) |

- (1) The aggregate Living area is 35.00m² (min 28m²).
- (2) The aggregate Bedroom area is 24.50m² (min 20m²).

The width of the Living Room is 4.2<>6.0m (recommended min width is 3.6m).
 The width of the double bedroom is 3.0<>4.0m (recommended min width is 2.8m).
 The width of the single bedroom is 2.8m (recommended min width is 2.1m).

The stated minimum figure is from the document Quality Housing for Sustainable Communities.

Storage space (3m²) is provided.

The new house provides for generous open plan living accommodation at ground floor level.

The new house is designed to avoid overlooking of adjacent houses.

The proposed new dwelling house follows the shape and form of the approved dwelling house at no 99, which is the precedent for which this Planning Application refers.

The front face of the proposed new dwelling house is on the same line as the front face of the existing garage to be demolished.

No part of the proposed new dwelling house encroaches or oversails the adjoining property boundaries.

DEVELOPMENT STANDARDS

A separation distance of <22 metres is provided between the opposing first floor windows of the existing house and the proposed new dwelling house.

We submit that the new house takes full regard to:

- Size, design, layout, relationship with existing dwelling and immediately adjacent properties.
- Impact on the amenities of neighbouring residents
- The roof profile of adjoining dwellings.
- The character of adjacent dwellings.

PRIVATE OPEN SPACE

The minimum open space provision (located behind the front building line of the house) for dwelling houses are.

Private rear gardens of minimum area of 55m² for 2 bed houses, are required.

Private rear gardens of minimum area of 60m² for 3 bed houses, are required.

| | |
|--|----------------------------------|
| 97 Boot Road, Clondalkin, Dublin 22, D22 X2P7 | 116 m ² (min 60 sq m) |
| 1no. 2 bedroom 3 person detached single storey pitched roof mews dwelling with attic conversion, and a single storey flat roof rear projection located to the rear of the existing dwelling and fronting onto Brideswell Lane. | 80 m ² (min 55 sq m) |

All open space is in excess of the required minimum standards

All private open space is provided in the form of rear gardens, located to the rear of the houses.

The size and shape of the private rear gardens, does not provide for poor residential amenity for the proposed residents.

The proposed new dwelling house provides for direct access and visual connection between the ground floor living area and their associated rear gardens.

MATERIALS

The finished materials used in the construction of the new house, will match the existing house and surrounding houses.

To include render, a blue/black roof covering and UPVC windows and soffit.

REFUSE STORAGE

The side access to the existing house and new house allows for their refuse bins to be stored in their private rear gardens.

SITE COVERAGE

The site coverage as a percentage is;

| | |
|--|-------------------------|
| Gross ground floor area of the new house | <u>55 m²</u> |
| Overall site area | 275 m ² |

The proposed site coverage off the new dwelling house is c.20%.

ACCESS FOR ALL

The proposed development will ensure that the buildings are accessible and usable by everyone, including the aged, people with disabilities and people with children.

(3) The vehicular entrance is off Brideswell Lane.

Parking for 2 cars is provided within the curtilage of the new house.

The vehicular entrance, is off Brideswell Lane.

Parking for the exiting house is as existing, in front of the existing dwelling house.

(4) Connection to all public services.

(5) All necessary ancillary site development works to facilitate this development

FOUL DRAINAGE

New below ground foul drains to connect to existing foul drainage system

Aj at pipe junctions and change in angle of pipe route

SURFACE WATER DRAINAGE

New below ground surface water drains from the rwps will connect to new soakaway crate(s) via a silt trap.

Minimum separating distances of 5m from the proposed dwelling and 3m from the boundaries for the soakaway crates will be achieved.

Aj at pipe junctions and change in angle of pipe route

All paving around the new building will be constructed as permeable paving.

SOCIAL AND AFFORDABLE HOUSING

From the Planning Application form

| | |
|---|----|
| Q. 16 – Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies. | NO |
| If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000 ⁹ (as amended), details indicating the basis on which section 96(13) is considered to apply to the development should be submitted. | |

We submit that as this Planning Application is for 1 (one) house only.

An application for a Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000, has been applied for, but has not yet been decided, a copy of the submitted application is attached.

CONCLUSION

- The proposed development will not injure the amenities of the area, give rise to traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.
- The proposed development is compatible with the overall residential function of the area.
- The proposed development will not create an overlooking issue of the opposing properties.
- The proposed development will not have a negative impact on the existing streetscape.
- The design of the proposed development takes full regard of the adjoining properties, and does not have any effect on their access to daylight and sunlight, or their privacy.
- The new house will be finished in materials to match the adjacent houses.

The objectives of the development are as follows:

- To provide for the provision of a sustainable future community in this area.
- To ensure that the development addresses, and relates to, the adjoining properties.
- To provide buildings that are of the highest design standards, and reflects the form and materials of the area, to achieve a development of high quality residential accommodation.
- To provide a clearly identifiable strong external image to the development when viewed across adjacent land.
- To provide buildings which use quality materials and finishes to provide a lasting quality development.

This proposed development makes the most use of un-developed serviced lands within a residential environment.

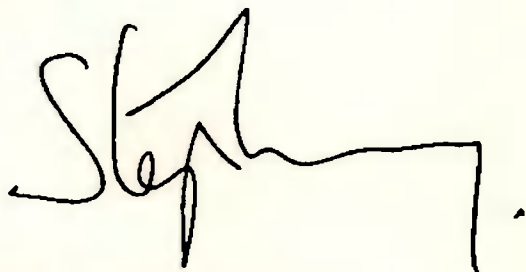
These 2no Planning Applications, (no 99 and no 104) are a coordinated approach to provide residential development on other lands in the vicinity of no 99, and will aim to fulfil the development potential of the un-developed serviced lands within a residential environment in the vicinity along the laneway.

These 2no Planning Applications (no 99 and no 104) are likely begin a process of consolidating the residential amenity of area.

The character of the laneway would be improved by the proposed development(s), and would not have a negative visual impact on existing or future residential amenity in the area

We look forward to hearing from yourselves at your earliest convenience, with your favourable decision.

Regards

A handwritten signature in black ink, appearing to read 'Stephen', followed by a horizontal line and a vertical line ending in a small dot.

STEPHEN MASON (AGENT)
ON BEHALF OF
JOHN DUNNE (APPLICANT)



STEPHEN MASON
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SCHEDULE OF INFORMATION

PLANNING PERMISSION SOUGHT FOR

(1) THE DEMOLITION OF THE EXISTING SHED/GARAGE BUILDING TO THE REAR OF THE EXISTING DWELLING (2) THE CONSTRUCTION OF 1NO. 2 BEDROOM 3 PERSON DETACHED SINGLE STOREY PITCHED ROOF MEWS DWELLING WITH ATTIC CONVERSION, AND A SINGLE STOREY FLAT ROOF REAR PROJECTION LOCATED TO THE REAR OF THE EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE. (3) THE VEHICULAR ENTRANCE IS OFF BRIDESWELL LANE. (4) CONNECTION TO ALL PUBLIC SERVICES. (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT

AT

97 BOOT ROAD, CLONDALKIN, DUBLIN 22, D22 X2P7

FOR

JOHN DUNNE

| DRG NO | DRAWING TITLE | ISSUE DATE | |
|----------|---|------------|--|
| | | 11/02/22 | |
| 441 / 01 | HOUSE PLANS, ELEVATIONS AND SECTION SCALE 1 TO 100 @ A1 SIZE | √ x 6 | |
| 441 / 02 | SITE PLAN AS EXISTING SCALE 1 TO 100 @ A1 SIZE | √ x 6 | |
| 441 / 03 | SITE PLAN AS PROPOSED SCALE 1 TO 100 @ A1 SIZE | √ x 6 | |
| 441 / 04 | OS PLAN SCALE 1 TO 1000 @ A4 SIZE | √ x 6 | |
| 441/201 | ORDNANCE SURVEY LOCATION PLAN AS PROPOSED SCALE 1 TO 500 @ A1 SIZE | √ x 6 | |
| | | | |
| | Covering letter (as in excess of 3 pages) | √ x 6 | |
| | The completed planning application form. | √ x 1 | |
| | Cheque in the sum of € 65.00 | √ x 1 | |
| | The original newspaper advert - dated Thursday 11 th February 2022. | √ x 1 | |
| | 1 copy of the site notice - dated Thursday 11 th February 2022. | √ x 1 | |
| | 1 copy of the receipt for the digital planning pack copyright, for the site location plan. | √ x 1 | |
| | 1 copy of the submission documents for a Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000. | √ x 1 | |



Invoice / Receipt

Ordnance Survey Ireland
Phoenix Park, Dublin 8
D08F634
VAT No. IE 4748790P
custserv@osi.ie
+353-1-802-5300

Invoice #: 50250049
Invoice Date: 13 Feb 2022, 08:57:13
Order Date: 13 Feb 2022, 08:56:39

Sold to:
STEPHEN MASON
SMAPS
2 CLONKEEFY
CASTLERAHAN
BALLYJAMESDUFF, Cavan, A82 H330
Ireland
T: 0877464003

Payment Method
Pay by Credit or Debit Card

| Product | SKU | Price | Qty | VAT % | Tax | Subtotal |
|---------------------------------------|--------|--------|-----|--------|-------|----------|
| Single Use Copyright Licence A4 | 121010 | €12.90 | 1 | 23.0 % | €2.97 | €15.87 |

Subtotal: €12.90

Tax: €2.97

Grand Total: €15.87