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Ref: 47 PEYTON CLOSE, RATHCOOLE, CO. DUBLIN D24 N934

To whom it may concern;

Please find enclosed section 5 (exemption) application for the above-mentioned property.

The proposed works include Single-storey extension to rear of existing dwelling and all associated site works. The extension is circa 22.5sqm which leaves 25sqm of Private open space directly behind the extension, however the property in question has an additional 85sqm of private open space to rear/side of the property which forms part of the properties private open space, totalling 110sqm.

We note that we had previously sought an exemption certificate under ref: ED21/0061 where it was deemed not exempt for the following reason:

The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

Having regard to the dual frontage nature of this dwelling, the proposed 34.8sq.m extension would cover the entire landholding behind both of the front building lines, resulting in no private open space reserved exclusively for the use of the occupants of the house to the rear of the house. The proposal therefore does not comply with this condition.

This revised application has reduced the size of the extension to ensure the threshold of 25sqm for private open space to the rear of the house has been met and therefore complies with requirements.

Finally this package has been issued to the adjoining property and approved by the neighbour. Also to note an agreement has been made with the adjoining property to share the boundary wall as shown and a full party wall agreement will be in place.

We hope you have all required information to provide a positive decision, but should you have any queries or require clarification please do not hesitate to contact me on 0877579329.

Regards,

Graham McNevin MR/AL/PSDP
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