

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.
D24YNN5

11 April 2022

RE: We Suma George & George Kuruttuparambil Koraha intend to apply for retention planning permission all at 23 Alderwood Green, Dublin 24, D24 Y5T1. The development consists of the retention of a single storey garden room to the rear of the existing house and for alterations to the boundary wall to include the reposition of side access gate and for all associated site works.

Dear Sir/Madam,

On behalf of Suma George & George Kuruttuparambil Koraha we wish to apply for retention planning permission for the above.

We have been asked by our clients Suma George & George Kuruttuparambil Koraha, to submit the enclosed retention planning application in order to try and regularise the garden room that is in the rear garden of 23 Alderwood Green on foot of a visit and letter received by them from South Dublin County Council Planning Enforcement Section.

We have outlined the rules regarding a structure like this to the rear of residential properties and highlighted that the space can only be enjoyed by persons living in the main house and cannot be considered a bedroom.

In our application we are asking to retain the existing garden room which is 29sqm we have achieved 30sqm of private open space to the rear of the property by removing the existing boundary wall and repositioning the existing side gate there by achieving the extra private open space.

The garden room shall be used as a store area, office and studio/playroom to be enjoyed by the occupants of the main house.

In support of his application, please find the following drawings, prepared by David Manigo of Hausman Design.

- 2022-PL-01 Location map 1/1000
- 2022-PL-02 Existing layout 1/100 & 1/200
- 2022- PL-03 Proposed layouts 1/100 & 1/200
- Cover letter
- 1 copy of Newspaper Public Notice (The Irish Daily Mail 09/04/22)
- 1 copy of Public Site Notice (locations marked on site plan and site location maps)
- Planning application fee of €102, paid by card.
- Copy of letter received from South Dublin County Council Planning Enforcement.

I hope the enclosed will meet the requirements of your departments and look forward to a favourable decision.

If you have any comments or queries, please contact me.

Yours sincerely



HAUSMAN DESIGN