

Matt Ward and Wendy Bourke Ward,
49 Beech Grove,
Lucan,
Co. Dublin,
K78 YE93

Planning Dept.
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24

14th April 2022

Dear Planning Department,:

This application for planning permission is being made by Matt Ward and Wendy Bourke Ward for development at their property at No. 49 Beech Grove, Lucan, Co. Dublin.

The development as described in the enclosed site and newspaper notice will consist of the removal of a small lean-to annex added to the rear of the property, the removal of a brick shed at the rear of the property, and the making good of the shared shed roof and shed well of the shed of the neighbouring property of No. 48 Beech Grove.

In connection with this planning application, we enclose for your consideration:

- 1) Six copies of location maps based on original maps published by the O.S.I. These show the site area outlined in red.
- 2) A drawing schedule listing the drawings lodged (six copies). These are intended to show the general arrangement of the existing and proposed buildings and site before and after development.
- 3) A copy of the newspaper notice published on 15th April 2022.
- 4) A copy of the site notice erected on 15th April 2022.
- 5) The completed Planning Application Form.
- 6) Copy of receipt for payment of planning application fee of €34 made to the Council's Cash Desk

The enclosed are to enable this planning.

Beech Grove, Lucan, is a housing estate built, as we understand, in the 1970s. The estate is laid out in a series of cul-de-sacs and consists mostly of semi-detached, with some detached houses. Each house typically has a separate brick built shed/boiler house to the rear. For some houses in the estate the shed is itself detached, for others it abuts the shed of the neighbouring property.

While No. 49 is a detached house the shed of No. 49 abuts the shed of No. 48.

The lean-to annex at the rear of No. 49 was not part of the original house which was built in the 1970s but was added subsequently by former owners (est. during the 1980s). It is no longer fit for purpose as the flat roof is beyond its serviceable life, it ponds water and is only a matter of time before that ponding turns to a leak. The walls are cold, and the windows fitted drafty. The annex blocks access to the rear garden from that side of the house. The roof partly crosses the party line.

The annex was built to extend to the party wall between No. 49 and No. 48. This proposal is to remove the annex, reverting the house back to its original footprint, to remove the brick shed of No. 49, ensuring the wall and roof shared between the sheds of No. 49 and No. 48 is made good, so that No. 48 will continue to have their brick shed, and the canopy fitted between it and the house of No. 48. We have discussed the application with our neighbour from No. 48 and she is in support of the proposal.

The proposed works are not substantial and improve the quality of No. 49 by reverting an unfit for purpose lean-to back to the original form. The removal of the shed from No. 49 will create more garden space, while also ensuring no impact to No. 48's shed by making good the shared shed wall and shed roof as needed. We would therefore ask you to favorably consider its content and in due course to make a decision to grant planning permission.

For reference there follow some photos of the annex and canopy taken from the shared side passage.





Yours sincerely,

Matt Ward Wendy Bourke Ward

Matt Ward and Wendy Bourke Ward,

Encl.