

your ref:

our ref:

date:

25- Apr 2022

Planning Department  
South Dublin County Council  
County Hall  
Town Centre  
Tallaght  
Dublin 24

**Proposal:** Planning permission for an attic conversion to non habitable storage space with roof windows to front of existing house and ancillary works

**Site Address:** 10 Cypress Grove South, Templeogue Dublin 6W. D6WCR19

**Applicant:** Claire Breen

To Whom It May Concern:

This is a planning application for contemporary metal clad dormer to side of existing roof to create a habitable bedroom within the existing converted attic. Removal of existing roof window to front with ancillary works.

### **Proposal**

The proposal is a simple addition metal clad dormer to side of existing roof to create a habitable bedroom within the existing converted attic which replicated a dormer to the opposite side of the existing roof.

### **Design Guidance**

The proposed dormer has been designed of the in keeping with this best practice and in keeping with best available design guidance as follows;

- The design reflects the existing character of its location using sympathetic material finishes and window sizes
- The roof materials are proposed to match the existing roof tile colour, detailing of high quality finish
- The roof tiles are proposed to match the existing roof tile colour.
- The new addition is set back from the eaves level to minimise the visual impact and reduce overlooking

There is a strong precedence for similar development within the immediate vicinity of the site within the Wood park area development as follows;

SD17B/0352            40 Cypress Grove South,

### **Conclusion**

We propose that the design of the addition of the new dormer is in keeping with best practice and that it will not injure the amenity of the area or take away from the amenity of the immediate neighbours and as such we recommend that the Planning Authority grant planning permission in this instance.

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEA Architecture Architectural drawings
3. 6 copies of ordnance survey maps
4. 1 copy of the site notice
5. 1 copy of the newspaper advert
6. Completed application form
7. Application fee of €34.00

We trust that the above meets with your approval, and we look forward to your valued response,

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Joseph English