

# JEA

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**your ref:**

**our ref:**

**date:**

09- May 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 conversion of hip roof to gable to accommodate stairs to attic, roof windows to front roof, additional window to gable side with ancillary works

**Site Address:** 4 Ballyowen avenue, Lucan, Co. Dublin. K78 Y6K4

**Applicant:** Brendan Hanley

To Whom It May Concern:

This is a planning application for conversion of attic to non-habitable storage space with dormer at 4 Ballyowen avenue, Lucan, Co. Dublin. K78 Y6K4.

### **Proposal**

This is a planning application for an Attic conversion to non-habitable storage space with hipped roof to gable accommodates stairs to attic, roof window to front roof of existing house, additional window to gable.

### **Design Guidance**

The proposed roof attic 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 widow sizes
- The addition is visually subordinate to the roof slope, enabling a large portion of the roof to remain visible
- The roof materials are proposed to match the existing roof tile colour.

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

SD16B/0210            16 Ballyowen Ave.

SD21B/0238            2 Ballyowen green

### **Conclusion**

We propose that the design of the addition to the attic 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.

### **Documentation**

We have included the following documents with this application,

1. 1 copy of this Supplementary Information Letter
2. 6 copies of JEArchitecture 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