

Our Ref: 21003

Wednesday, 11 May 2022

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Re: Planning Application for works to 21 St Enda's Park, Rathfarnham, Dublin 14

Dear Sir/Madam,

Further to the invalidation of our previous application (Ref: SD22B/0160) please find the attached new planning application for works to 21 St Enda's Park, Dublin 14 on behalf of our clients David & Jillian Heery, as follows:

Construction of new single storey extension to rear and first floor extension to side of existing house including associated landscape work and retention of widening of existing driveway at 21 St Enda's Park, Rathfarnham, Dublin 24

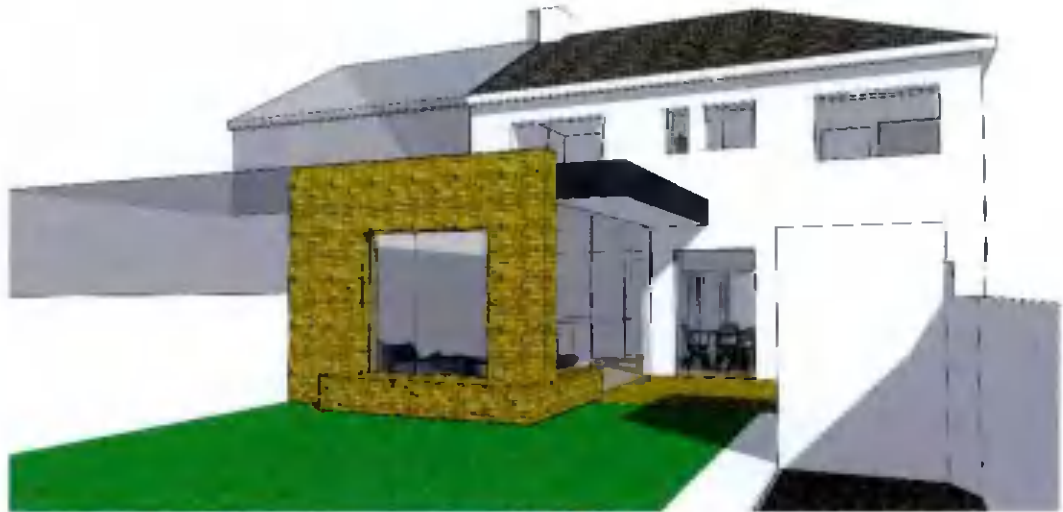
The application comprises the following documents:

- Completed application form
- Cheque in the sum of €136.00 being the application fee
- Newspaper Notice (*The Herald, 11th May 2022*)
- Copy of Site Notice
- 6 No. copies of OS Map at 1:1000
- 6 No. copies of each of the following drawings:

21003_2000	Site Plan	1:200
21003_2001	Proposed Ground Floor Plan	1:100
21003_2002	Proposed First Floor Plan	1:100
21003_2003	Proposed Front & Rear Elevations	1:100
21003_2004	Proposed Side Elevations	1:100
21003_2005	Existing Plans & Elevations	1:200

Our client wishes to extend the first floor of their home to accommodate their growing family and it is proposed to extend the house to the side over the existing flat roof structure which currently accommodates a small garage, utility room and part of the kitchen. The extend first floor will include a master bedroom with walk in wardrobe and en suite.

At ground floor the interior is remodelled to provide a new home office in the existing garage and a new downstairs WC off the utility room. The kitchen is relocated and the rear rooms opened up and widened to provide a more generous kitchen/dining area. A new single storey extension to the rear provides additional living space in the form of a lounge area opening on to a rear patio.



The house is located at the end of a terrace of similar houses and there is a precedent for extensions of a similar size. There is also precedence for the extension to the side over the garage in the house opposite at No. 22 St Enda's Park (Planning Ref: SD09B/0272).

This application also seeks permission for retention of the widening of the existing driveway from 2.7m to 3.9m in width. Again there is precedence for this on other houses on the road, including No. 22 opposite.

We trust the above is in order and look forward to hearing from you in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ciarán Ferrie'.

Ciarán Ferrie BSc(Arch) BArch MRIAI

Encls.