

ANTHONY O'BEIRNE & ASSOCIATES
ARCHITECTS & PLANNING CONSULTANTS

UNIT 7, JAMESTOWN INDUSTRIAL CENTRE
INCHICORE, DUBLIN 8
Email: tobarch@gmail.com

PLANNING DEPT.
SOUTH DUBLIN COUNTY COUNCIL
COUNTY HALL
TALLAGHT
DUBLIN 24

**Re; PLANNING APPLICATION FOR RETENTION PERMISSION FOR
EXTENSION OF FORMER GARAGE/OUTBUILDING TO PROVIDE
RESIDENTIAL ACCOMODATION**

At; No. 116 PALMERSTOWN AVE. PALMERSTOWN, DUBLIN 20

Dear Sirs,

On behalf of the Applicant, the owner of the above property Mr. Ciaran Sweeney, I enclose an Application for Retention Permission for development at the above property. In support of this application I hereby enclose the following documentation;

1. Architect's Drawings No's 202204/01 to 06 incl. (6 copies).
2. Licensed Ordnance Survey Site Location Maps (6 copies).
3. Newspaper Notice; Dublin Gazette, issue date 19th May 2022 (2 copies).
4. Site Notice, erected on 14th May 2022 (2 copies).
5. Schedule of Drawings
6. Completed/Signed SDCC Application Form
7. Planning Fee to SDCC (incl. Retention Application surcharge)

This application is for Permission for Retention of the existing residential accommodation housed in a single-storey building to the rear of the applicant's rear garden. Although observable as one unit, the building is comprised of two sections (or building phases) the first being an earlier/former single-storey garage/outbuilding to the rear of the property accessed from the rear laneway. The second component (or phase) being a section that has been extended northward (inside the applicant's garden by approx. 3.4 metres) to provide an enlarged (new and former) single-storey area of residential accommodation accessible from the garden, whilst maintaining service and emergency access to the rear lane. This residential area is entirely for the use of the

applicant and his family for residential purposes and is ancillary to the main house. It is, in effect an extension of the main house without physically being connected.

The ridge height and angle of pitch of the former garage/outbuilding has been retained and continued in the new/extended section and similarly the existing tiled finish of the original roof has been extended/continued in matching roof tiling. Additionally, this roof is finished in matching roof tile to the main roof of the main house. All in all, considerable effort has gone in to its design, scale and choice of materials to make sure the development is entirely compatible with the main house and the wider neighbouring buildings.

This extension/modification works to the existing garage/outbuilding was completed in November 2014.

Planning Permission was granted in 2014 for an extension to the rear and other works to this property (Ref. No. SD13B/0254). Please note that after reviewing the viability of this development, the applicant decided not to pursue this proposal and as result no works were undertaken as part of this permission. This permission is detailed in Section 18 (Site History) in enclosed SDCC Planning Application Form.

I hope all the enclosed is in order and I look forward to the Planning Depts. deliberations.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony O'Beirne', written over a horizontal line.

ANTHONY O'BEIRNE
B.Arch. Dip. P. Mgt. MRIAI

Enc.

116 Palmerstown Ave.
Retention Application.

116 PALMERSTOWN AVE. PALMERSTOWN

**APPLICATION FOR RETENTION OF REAR SINGLE STOREY
RESIDENTIAL BUILDING**

<u>SCHEDULE OF DRAWINGS</u>		
Drawing No.	Name	Scale
202204/01	Existing Site Plan; Block Plan	1:200
202204/02	Existing Ground Floor Plan	1:100
202204/03	Existing First Floor & Attic Level Plan	1:100
202204/04	Elevations Front & Rear; Main House	1:100
202204/05	Elevations; Rear Building	1:100
202204/06	Section A-A	1:100

116 PALMERSTOWN AVE.

Applicant; Ciaran Sweeney

CALCULATION OF PLANNING FEE TO SDCC

**RETENTION PERMISSION FOR RESIDENTIAL AREA
(PART CONVERSION & EXTENSION TO PROVIDE
RESIDENTIAL AREA)**

Floor Area to be retained = 49.5 sq. M.

$$49.5 \times \text{euro } 2.50 = 123.75$$

This exceeds the min payment of euro 102 .00
& therefore euro 123.75 applies

Fee for Retention Application = euro 123 .75