



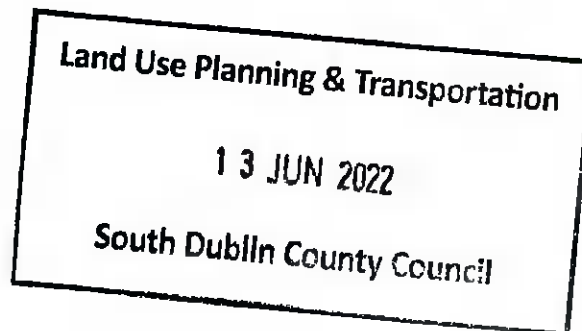
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Planning Department
South Dublin County Council
County Hall
Tallaght Dublin 24 D24 A3XC

24th May 2022



Re: Section 5 - Extension to 7 College Crescent

Request for declaration as to whether the proposed development at no.7 College Crescent is exempted from requirement for planning permission

Dear Sir/Madam,

On behalf of our clients Bernard and Liz Lyons, we wish to submit the following documents and drawings to request a declaration as to whether the proposed development is exempted from the requirement for planning permission.

Please see attached copy of the previous planning application ref: SD02A/0335 where permission was granted to extend and amalgamate No.s 5 and 7 College Crescent into a new single dwelling unit – No. 7 College Crescent. We note that there was no Condition attached to this grant restricting exempted development under SI 600 Schedule 2, Part 1, Class 1. The house has not been extended since the grant of permission.

Therefore, as a new dwelling was effectively created, it is our understanding that any extension under 40 sqm would be exempted from the requirement for planning permission subject to the provisions of this clause.

Another approach might be also to consider the dwelling as two former semi-detached houses. When the two semi-detached houses were amalgamated, No. 7 had been extended by 24.3 sqm out of a possible 40 sqm and No.5 was extended by 11.4 sqm out of a possible 40sqm. The proposed extension to No. 7 as outlined in the attached drawing (no. 2201-PL-02-S5) is 23.4 sqm, which would bring the total to 59.1 sqm (24.3 + 11.4 + 23.4) out of a possible 80sqm (40 sqm + 40sqm) with 198 sqm of rear garden remaining.

We appreciate this is an unusual scenario but our understanding is that with the creation of a new dwelling, Class 1 would be applicable. Overall, the proposed works are modest and in keeping with the scale of the site and sympathetic to the extensive garden the owner's have cultivated. They are keen to avoid having to make a planning application if possible, particularly in light of the extraordinary delays with An Bord Pleanala which would come about if it was appealed. Please let us know if you require any additional information.

Copies of the following documents are attached.

1. RMA Architect's - drg no. 2201-PL-01-S5 - 2201-PL-02-S5
2. Site Location Maps
3. Copy of previous planning application ref: SD02A/0335
4. Section 5 Application Form

We look forward to your response,

Yours faithfully,



Brendan Money
Director
RMA Architecture