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13 June 2022

Planning Department  
South Dublin County Council  
Town Centre

Tallaght

**PLANNING COUNTER**

Dear Sirs

**16 JUN 2022 SECTION 5 – EXEMPTED DEVELOPMENT APPLICATION**  
**AT**

**23 NEWLANDS PARK, CLONDALKIN, DUBLIN 22, D22 WP95**

**FOR**

**DAVE AND JESSICA DOHERTY**

**RECEIVED**

Please find enclosed the following documentation in respect of the SECTION 5 (Exempted Development) at the above site.

- Covering letter.
- The completed Section 5 application form.
- Cheque in the sum of €80.00
- OS Location Plan
- Copy of approved Planning Drawings (@ A4 size / not to scale)
- Copy of the building elevations marked to indicate walls to be removed as per Planning Permission and other walls to be demolished as per this request

#### PLANNING PERMISSION

Granted Planning Permission Ref: SD21B/0504 refers for:

*Planning Permission is sought for (1) Demolition of previous flat roof rear extension (2) Single storey mono pitched roof front extension for the full width of the existing house (3) Single storey flat roof rear extension (4) Conversion of the existing garage to a habitable use and internal alterations at ground and first floor levels (5) Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and to include a dormer window structure within the rear roof slope, and rooflights within the front and rear roof slopes (6) Detached single storey flat roof shed / home gym building within the rear garden, and (7) all necessary ancillary site development works to facilitate this development*

#### EXEMPTED DEVELOPMENT WORKS

A large part of the project is to carry out a lot of demolitions of the existing structure (for which planning permission has been granted)

To include:

- Completely removing the roof to carry out the attic conversion, as per our Structural Engineers recommendations and details.
- Completely removing the as built previous first floor side extension. as this extension was built of the original concrete flat roof c.100mm thick over the garage, as per our Structural Engineers recommendations and details. (see photo).
- Demolishing the existing garage as the foundations / wall structure is not suitable to carry the first floor walls, as per our Structural Engineers recommendations and details.

As part of the Planning Permission the existing ground floor front and rear walls of the existing house are to be demolished, which will require the complete propping off the first floor front and rear walls to be retained (from joist level to roof level).

This has generated many on-site discussions on the integrity of such works.

We respectfully submit that if the first floor front and rear external walls were to be demolished this would allow for a much easier route for the construction of the extended house.

The new external walls would be re-built with window openings as previous.

The external walls would be an insulated cavity wall and would not require external insulation being applied to the face of the building. This would maintain the appearance of the building, as the external insulation provides for deep window reveals and no roof overhang, and the step in the wall faces at the party wall line.

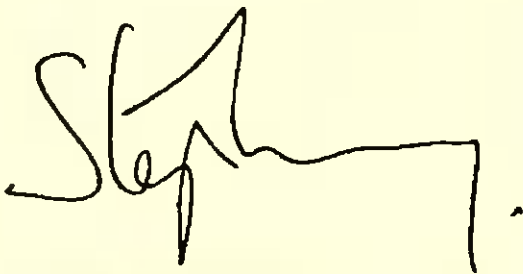
All demolition work would be carried out by hand in a safe manor and in strict accordance with the Health and Safety guide lines, and all materials from the demolition removed and disposed of as per Local Authority requirements.

We enclose a copy of the building elevations marked to indicate walls to be removed as per Planning Permission and other walls to be demolished as per this request.

All works have been / and will be discussed further with the neighbour most affected by these works.

We look forward to hearing from yourselves at your earliest convenience

Regards

A handwritten signature in black ink, appearing to read 'Stephen', with a long horizontal stroke extending to the right.

**STEPHEN MASON (AGENT)**  
ON BEHALF OF THE APPLICANTS, DAVE AND JESSICA DOHERTY