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21st May 2022

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Dear Sirs

PLANNING PERMISSION SOUGHT FOR
(1) CONSTRUCTION OF A SINGLE STOREY PITCHED ROOF FRONT EXTENSION TO THE EXISTING DWELLING INCLUDING THE CONVERSION OF THE EXISTING COVERED CAR PARKING AREA TO RESIDENTIAL (2) CONSTRUCTION OF A SINGLE STOREY PITCHED ROOF REAR EXTENSION TO THE EXISTING DWELLING WITH ROOFLIGHTS WITHIN (3) INTERNAL ALTERATIONS AT GROUND FLOOR LEVEL INCLUDING NEW WINDOW TO WC WITHIN SIDE ELEVATION (4) NEW WINDOW TO STAIRS WITHIN SIDE ELEVATION AND (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT
AT
38 COOLAMBER PARK, KNOCKLYON, DUBLIN 16, D16 Y9F2
FOR
PAUL AND LISA ROCK

Please find enclosed the following documentation in respect of the above planning application.

- Covering letter.
- The completed planning application form.
- Cheque in the sum of €34.00
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Saturday 21st May 2022.
- 1 copy of the site notice - dated Saturday 21st May 2022.
- 1 copy of the receipt for the digital planning pack copyright, for the site location plan.

LOCATION / LANDHOLDING / PREVIOUS PLANNING

The subject site is located at 38 Coolamber Park, Knocklyon, Dublin 16, D16 Y9F2.
The subject site has a site area of 266m².

The subject property is a 2 storey semi-detached dwelling with an existing covered car parking area, located under the first floor (part) to the front.

Land Use Planning & Transportation

27 MAY 2022

South Dublin County Council

A number of houses within Coolamber Park have carried out similar proposed works to include:
Construction of a single storey pitched roof front extension to the existing dwelling including the conversion of the existing covered car parking area to residential.

PROPOSED DEVELOPMENT

SCHEDULE OF AREAS

Existing dwelling	Ground Floor	51 m2
Existing dwelling	First Floor	66 m2
EXISTING TOTAL		117 m2
(1) Construction of a single storey pitched roof front extension to the existing dwelling including the conversion of the existing covered car parking area to residential	Ground Floor	16 m2
(2) Construction of a single storey pitched roof rear extension to the existing dwelling with rooflights within	Ground Floor	20 m2
EXTENSION TOTAL		36 m2
EXISTING (117) + EXTENSION (36) TOTAL		153 m2

When completed the extended dwelling will provide the applicant with accommodation suitable for the living requirements of the modern family.

The existing dwelling/extension is a single dwelling unit and is not/will not be sub-divided into separate houses/accommodation.

The First floor internal layout and window positions/sizes are not affected by this Planning Application.

The house is to be finished with materials to match the existing house / area.

No part of the extension overhangs the boundary.

The vehicular entrance is as existing.

SITE COVERAGE

Site coverage is the percentage of the site covered by the building structures.

The site area is 266m2.

The floor area at ground floor level of the existing dwelling/extension = 81m2.

The site coverage of the building structures = c.30%.

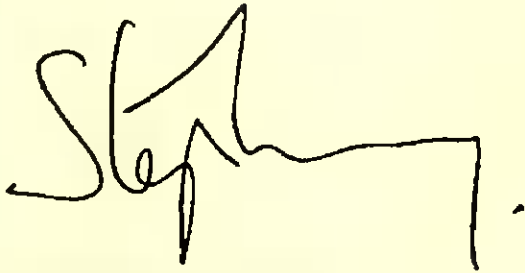
CONCLUSION

This existing dwelling and extension will provide a modern family home, with suitable accommodation to cater for the applicants needs, and with a home that is compatible with 21st century living and aligned to current energy efficiency standards.

- The proposed development does not constitute to overdevelopment of the area.
- The proposed development will not injure the amenities of the area, give rise to traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.
- The proposed development is compatible with the overall residential function of the area.
- The proposed development will not create an overlooking issue of the opposing properties.
- The proposed development will not have a negative impact on the existing streetscape.
- The design of the proposed development takes full regard of the adjoining properties, and does not have any effect on their access to daylight and sunlight, or their privacy.

We look forward to hearing from yourselves at your earliest convenience.

Regards

A handwritten signature in black ink, appearing to read 'Stephen', followed by a long horizontal line that ends in a vertical stroke, resembling a stylized 'M' or a signature flourish.

STEPHEN MASON (AGENT)
ON BEHALF OF THE APPLICANTS
PAUL AND LISA ROCK