

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

Re: Application for Permission for Development

At: No. 19 Cedar Avenue, Kingswood, Dublin 24, D24 AEN7

Applicant: Paul Wilson

Our Ref 1119-4.1-2022.06.02-bf

SDCC REF: -

Date: 2nd June 2022

Planning Permission Submission

The development will consist of the conversion and extension of the existing garage structure and construction of a new link to the existing single-storey four-bedroom house, to provide a single-storey one-bedroom family flat with kitchen / living area and outdoor area. It is proposed also to construct an additional pedestrian gate in the existing garden wall, to install photovoltaic solar panels to the roof of the house and to complete some ancillary site, landscaping, and drainage works

Dear Sir / Madam,

Please find enclosed an application for permission for development, as referenced above. In support of this application, we enclose along with this design statement / cover letter the following:

- 1 copy of the South Dublin County Council, completed Application Form.
- 1 copy of Newspaper Notice (full page original, and copy.)
- 1 copy of Site Notice.
- Payment in the amount of the appropriate fee.
- 6 copies of Architectural Drawings, as outlined in the attached issue sheet.

Design Rationale

The application is for a new single storey family flat extension to the existing single storey four bedroom family home. The extension also adds a large utility room to serve the family flat and existing house. A new pedestrian gate to access the garden directly is also proposed in this application.

Family Flat

As per SDCC county development plan, the applicant is required to demonstrate a genuine need for a family flat. See enclosed documentary evidence of the need for Paul's aunt Patricia Raymond to live with immediate support, here, in the family flat, by means of a letter provided by her doctor, Dr. Timothy O'Flanagan.

We note that the area of the proposed family flat is 46 sq.m. This is approximately 24.4% of the overall house area (188 sq.m.) (SDCC requirement <50%)

The family flat will be connected to the main house via internal door, and when the need for the family flat no longer exists the flat be returned to a single dwelling unit. The applicant is happy to accept a condition on the application ensuring such, including that it may not be sold, conveyed or leased separately from the main house.

The main entrance to the existing house will provide the main entrance to the family flat, though secondary doors are provided to give access to the outside terrace and garden.

We as designers are satisfied that the proposal is in appropriate in terms of scale, proportion, and materiality, and that it protects the residential amenities of Paul's neighbours – it does not produce overlooking, or overshadowing, and materials are chosen to be coherent with the existing material palette.

The proposed extension is to the rear of the house, behind a high garden wall to the side. The visual impact will be minimal.

We trust that the information provided satisfies your requirements, and look forward to a favourable consideration of the application in due course,

Yours Faithfully,



Brian Flynn MRIAI
FLYNN Architects