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South Dublin County Council.  
Planning Department.  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24.

2<sup>nd</sup> June 2021.

**RE: PLANNING APPLICATION FOR DEMOLITION OF EXISTING GARAGE AND PROVISION OF NEW SINGLE STOREY EXTENSION (AREA 77.8M<sup>2</sup>) TO EAST FACING SIDE OF HOUSE, WITH PROVISION OF NEW REPLACEMENT GARAGE/GARDEN STORE (AREA 23.7M<sup>2</sup>) TO REAR GARDEN AREA, PROVISION OF NEW ACCESS GATE AND ALL ASSOCIATED SITE WORKS AT 103 MUCKCROSS AVENUE, PERRYSTOWN, DUBLIN 12, D12 H766, FOR FIONNGHULA & PERRY HAUGHTON.**

Dear Sir/Madam,

On behalf of my client Fionnghula and Perry Haughton, I now wish to submit the attached planning application for consideration. The application relates to an existing two storey dwelling located at 103 Muckcross Avenue, Perrystown, Dublin 12 D12 H766 and the proposal involves the provision of a new single storey extension to the east side of the existing house and also the construction of a new replacement garden garage to the rear garden area.

In relation to the design, the existing dwelling is 99.5m<sup>2</sup> in area with 56.7m<sup>2</sup> at ground floor living level. Given that the applicant Perry has a family history of debilitating mobility, the object of the design is to provide a more comfortable living area which should facilitate any possible future mobility issues and also accommodate any potential wheelchair use. As part of the design we have also provided a new disabled access bathroom at ground floor level.

With regard to the design of the proposed extension it is a simple single storey rectangular form positioned to the east side of the existing house. The proportions and finishes to the extension are consistent with those of the existing house. In addition, given the extension at 77.8m<sup>2</sup>, the total new area of the house is 176.3m<sup>2</sup> and given the existing site area at 582m<sup>2</sup> or 0.144acres, the existing site can comfortably accommodate the extension.

Finally, we hope that the attached proposal is to the satisfaction of the Planning Authority. The proposal will provide a more comfortable living environment for Fionnghuala, Perry and their family and facilitate any future accessibility needs. We would therefore be most grateful if the Planning Authority can look favourably on the attached proposal.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ronan O'Halloran', written in a cursive style.

**Ronan O'Halloran.**  
Dip Arch.,B.Arch. SC.