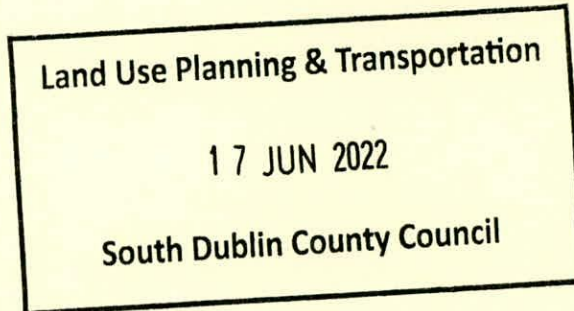




**STEPHEN MASON**  
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11<sup>th</sup> June 2022

Planning Department  
South Dublin County Council  
Town Centre  
Tallaght  
Dublin 24



Dear Sirs

**PLANNING PERMISSION SOUGHT FOR**  
**(1) CONSTRUCTION OF A TWO STOREY PITCHED ROOF SIDE EXTENSION TO THE EXISTING DWELLING (2) CONSTRUCTION OF A SINGLE STOREY FLAT ROOF REAR EXTENSION TO THE EXISTING DWELLING AND EXTENDING FOR THE WIDTH OF THE TWO STOREY SIDE EXTENSION (3) WORKS TO THE EXISTING HOUSE (A) INTERNAL ALTERATIONS AT GROUND AND FIRST FLOOR LEVEL TO FACILITATE THE NEW EXTENSION (B) ALTERATIONS TO EXISTING GROUND FLOOR WINDOW ON THE FRONT ELEVATION (4) INCREASED WIDTH VEHICULAR ENTRANCE OF THE PUBLIC ROAD AND (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT**  
**AT**  
**53 MICHAEL COLLINS PARK, CLONDALKIN, DUBLIN 22, D22 CD56**  
**FOR**  
**STEPHEN AND EIMEAR SHIELDS**

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 €114.00
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Saturday 11<sup>th</sup> June 2022.
- 1 copy of the site notice - dated Saturday 11<sup>th</sup> June 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 53 Michael Collins Park, Clondalkin, Dublin 22, D22 CD56.  
The subject site has a site area of 383m<sup>2</sup>.

The subject property is a 2 storey end of terrace dwelling with an extensive side/rear garden.

## PROPOSED DEVELOPMENT

### SCHEDULE OF AREAS

Existing dwelling	Ground Floor	39 m2
Existing dwelling	First Floor	37 m2
EXISTING TOTAL		76 m2
(1) Construction of a two storey pitched roof side extension to the existing dwelling	Ground Floor	16 m2
	First Floor	16 m2
(2) Construction of a single storey flat roof rear extension to the existing dwelling and extending for the width of the two storey side extension	Ground Floor	28 m2
EXTENSION TOTAL		60 m2
EXISTING (76) + EXTENSION (60) TOTAL		136 m2

(1) Construction of a two storey pitched roof side extension to the existing dwelling

(2) Construction of a single storey flat roof rear extension to the existing dwelling and extending for the width of the two storey side extension

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

No part of the extension overhangs the boundary.

(3) Works to the existing house (b) alterations to existing ground floor window on the front elevation

The existing window depth is being increased by 500mm.

This as per previous works carried out at adjacent properties nos 54 and 56.

(4) increased width vehicular entrance of the public road

The existing vehicular entrance is 2.3m, which is being increased to 3m.

This increase in width will provide better access for off road parking for vehicles.

This as per previous works carried out at adjacent properties nos 54, 55 and 56.

### SITE COVERAGE

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

The site area is 383m<sup>2</sup>.

The floor area at ground floor level of the existing dwelling/extension = 83m<sup>2</sup>.

The site coverage of the building structures = c.22%.

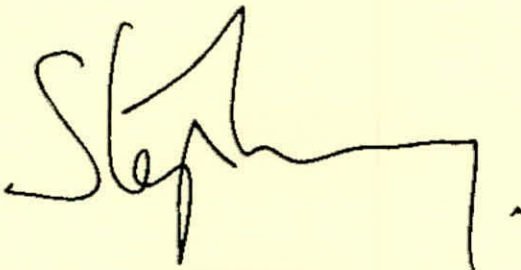
## CONCLUSION

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', with a long horizontal flourish extending to the right.

**STEPHEN MASON (AGENT)**  
ON BEHALF OF THE APPLICANTS  
STEPHEN AND EIMEAR SHIELDS