

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

23rd June 2022,

Re: Planning application for a single storey extension to rear of existing house at 18 Hallwell Road, Adamstown K78A9R9.

Dear Sir / Madam,

Please find enclosed the relevant planning documentation for our planning application at the above address.

This property is a typical 3 bedroom semi-detached house and my client wishes to extend the property on the ground floor to provide some additional living space for their young family. The extension will provide a spare room which can be used as a home office / study room and also act as an additional bedroom for visitors should the need arise. This extension is only 31 Sq/m in area and would normally be classed as an exempt development under the current planning & development regulations but for a condition that was attached to the initial grant of permission back in 2017 for the housing estate. See below;

Condition No. 23 Reg Ref SDZ17A/0006:

'Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development described in Classes 1 or 3 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the houses without a prior grant of permission.'

Due to the small size & scale of our proposal, along with the provision of adequate rear private recreation space as required under current regulations & the fact that most other similar sized houses throughout the county would not require planning permission for the exact same development, we hope that you will look favourably on our planning application

Yours sincerely,



Peter Kavanagh
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