



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

21st July 2022

Re: Further Information Request PI Ref No SD22B/0237



Planning Permission for:

For construction of a single storey extension to rear and side, alterations to existing elevations including any associated site works to an existing two storey semi-detached dwelling at 41 Priory Way, Manor Grove, Dublin 12, D12 H265.

Dear Sir/Madam,

On behalf of our client, John Byrne, we hereby submit our further information response as requested including six copies of the following documentation and drawings:

2203/FI/001- Proposed Ground & First Floor Plan	1:100
2203/FI/002- Proposed Elevations & Section	1:100
2203/FI/003- Contiguous Elevations & Site Plan	1:200/500

- 1. Given the size, shape and orientation of the existing rear garden, the Planning Authority would have a concern about the useability and amenity enjoyed by this space if it were to be reduced. The applicant is requested to revise the proposals for the rear element of the extension, ensuring no extension would break the rear building line of the existing dwelling to maximise the amount of rear amenity space retained.***

In order to fully satisfy the above concerns, the design and layout of the proposed extension have been amended. The changes described in the enclosed drawings consist of the following:

- The proposed extension to rear has been removed to retain the existing rear building line.
- The proposed extension floor area remains the same by extending to the side.
- A second rooflight was added over the proposed utility to allow for natural light.

We trust the above is satisfactory and look forward to a favourable response.

Yours Sincerely,

Ing. Belina Lahrman B.Arch M.Town Planning MRIAI
KELLIHER MILLER ARCHITECTS