

2 Anne Devlin Avenue,
Rathfarnham,
Dublin 14.
D14DA59.
13/5/2022

Planning Officer,
Planning Dept.,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

Re: Planning Permission for Part/Attic conversion with dormer window extension to roof at rear of main house to create 2 No. new habitable rooms (Bedroom & Bathroom) in attic space including 2 No. Velux windows along with internal alterations at 2 Anne Devlin Avenue, Rathfarnham, Dublin 14.

I would like to apply for Planning Permission as outlined above and in the accompanying drawings.

We recently acquired Planning Permission (Reg. Ref. No. SD22B/0014 –Date of final grant 25/4/22) but it was inadvertently stated Attic Floor area on Dgn. No. C-02 when it should have been stated as 2 No. Bedrooms.

The part/attic conversion only applies to the new area created by the Dormer window extension to rear and not to the whole Attic area. As can be seen on Dgn. No. C-03 the existing height to ceiling is 2.48m which clearly gives habitable room space. And the fact that there are no bedrooms shown on the Ground Fl. plan apart from the Granny Flat means the only bedrooms are in the Attic space. And this is the case in the rest of the houses in the Estate.

So the Contribution Fee quoted namely €5,081.35 is not applicable. We would appreciate if the correct fee was applied to this new Application. (namely based on the floor area of 16.58sq.m.)

As stated on previous application we recently purchased this house and there was an existing Granny Flat as part of the overall house. This will continue to be used as a granny flat.

I also would like to carry out internal alterations like new windows, new floors, insulation etc.

I trust that you find our application acceptable and that you will look on it sympathetically.

Yours Sincerely



Colm Dalton

HOUSE NO. 2 Anne Devlin Avenue, Rathfarnham, Dublin 14.

SCHEDULE OF FLOOR AREAS:

Existing ground floor of House = 99.66 sq.m – Domestic use

Existing ground floor of Granny Flat = 63.44 sq.m – Domestic use

Existing Attic Floor Area = 32.04sq.m – Domestic (2 No. Bedrooms)

Proposed Attic area converted into Habitable rooms = 16.58sq.m

Proposed Attic Floor area after new Dormer window = 48.63 sq. m. -
Domestic

Total Floor area of House (incl gr. flat + Attic) = 211.73 sq.m. – Domestic use

Total area of Site = 0.069130 Hectares

LIST OF DOCUMENTS ENCLOSED:

- 1.** 6 No. copies of Dgn. No. C01/1 - Plans of existing house.
- 2.** 6 No. copies of Dgn. No. C02/1 – Plans of existing house.
- 3.** 6 No. copies of Dgn. No. C03/1 - Plans of existing house.
- 4.** 6 No. copies of Dgn. No. C04/1 - Plans of proposed house.
- 5.** 6 No. copies of Dgn. No. C05/1 - Plans of proposed house.
- 6.** 6 No. copies of Dgn. No. C06/1 - Plans of proposed house.
- 7.** 6 No. copies of Dgn. No. C07/1 - Proposed contiguous rear elevation
- 8.** 6 No. copies of Dgn. No. C08/1 - Proposed Block plan
- 9.** 1 No. copy of Site Notice.
- 10.** 1 No. copy of Newspaper page showing advertisement
- 11.** 6 No. copies of O.S. Maps (Location maps)
- 12.** Completed planning application form.
- 13.** Applicants letter.
- 14.** Cheque for 34 Euros – Application fee.