



F. N. DUFFY ARCHITECTURE

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FAO: Planning Department,
County Hall, Town Centre,
Tallaght, Dublin 24, Co. Dublin.

RE: Planning Application: At Beasley's Lane, Bohernabreena, Tallaght, Dublin 24, D24TC56. Extension of existing dormer dwelling, relocating the kitchen, bathroom and stairs at ground floor level. Addition of a master bedroom, ensuite and dormer windows at roof level. With all associated site works, including a new Biocycle waste water system.

Job No: O321

Date: 9th June 2022

Dear Sir/Madam,

Mairead Murphy intends to apply for planning permission at Beasley's Lane, Bohernabreena, Tallaght, Dublin 24, D24TC56. The application will extend the existing dormer dwelling akin to the previous application (SD17B/0056), relocating the kitchen area, bathroom, and stairs at ground floor level, with the addition of a master bedroom, ensuite and dormer windows at roof level. With all associated site works, including a new Biocycle waste water system.

Application Background:

Mairead Murphy's mother Nancy Murphy received planning permission with gratitude in 2017 (SD17B/0056). Further to that grant of permission Nancy proceeded promptly to procure the development which consisted of extending existing dwelling house. Her intent was to renovate her home to modern standards considering the existing house was built circa 1960's and had out lived its original purpose for that era! The work began shortly after the grant of permission, however during the initial works Nancy's health deteriorated, leaving her incapacitated, requiring her daughter Mairead to step in and assist Nancy as her carer. Considering Nancy's invalid condition, she was restricted in completing the works and had to put

the works on hold. This was further compounded with Covid restrictions on site works, and sadly Nancy passed on May 31st 2021. Considering Nancy's incapacitation, covid construction prohibition and her passing, it is understandable that the works to the project were severely curtailed. Therefore at this time the completed works consists of roof repairs, external plastering, removal of chimney stacks, attic conversion, provision of stairs, internal part L retrofitting, remodelling of the kitchen area and the construction of the dormer windows, Velux windows and the gable window.

Considering these difficult impositions Mairead Murphy wished to complete her mother's desire to have a modern family home and applied to have the permission extended on the 11th March 2022 (SD17B/0056/EP). However, sadly and understandably the extension application was not granted and Mairead was notified on the 5th May 2022 of the decision of same.

With all that has taken place in the recent past Mairead Murphy still wishes to bring the existing dwelling to modern standards and create a home for herself and her son, as her mother wished. Mairead was reared in the dwelling and now lives there with her son, with this in mind Mairead has revisited the layout of the house with the intention of consolidating the massing and simplifying the functionality of the home, therefore reducing the overall size of the extension relative to the previous application.

The existing property sits within a cluster of 6 dwellings, properties sit either side and a 2 storey dwelling to the south at a higher elevation. It is proposed to pitch the new extensions roofs to match the existing materials and pitches of the existing house, and lower the new ridge line compared to the previous application.

To reduce embodied carbon expenditure we have retained the existing floor plate of the dwelling and its structure will also be retained, reducing new construction works. The proposed extension is smaller in area than the previous application (SD17B/0056) due to its compact massing, again reducing embodied carbon. The internal structure will be formed from Irish timber, creating a carbon sink, harnessing natural Irish materials. The internal layout is rationalised to maximise

the utility of the spaces, creating a sequence of spaces that provide privacy, and the compression / release of spaces allowing dynamic interaction through the home.

The proposal harnesses the natural environment, where light, heat & ventilation are optimised through appropriate location of windows and aspects. These measures along with energy systems and construction methodologies will ensure the building is warm, well ventilated and conserved for future generations.

We believe the application is progressive in nature, meeting the needs of the client, the immediate community and its respective environmental credentials both visually and sustainably. We place our trust in you to look favourably on this application considering the clients recent journey and their holistic approach to the design on both micro and macro levels.

I trust the aforementioned application is complete, please contact us if you have any concerns.

Yours faithfully,



Francis Noel Duffy M. Arch, BSc. Arch, Dip. Arch.

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Please note below the attached said documents that make up this planning application.

1. One copy of this cover letter. (Including the Schedule of Drawings).
2. One copy of the completed planning application form.
3. Original copy of the news-paper advertisement.
4. A copy of the site notice signed and dated.
5. The application fee paid at lodgement in the Local Authority. Class – Extension of a domestic dwelling = € 34.00
6. Site Characterisation Report and all associated documentation.
7. Six copies of the enclosed drawings.

(Schedule of drawings)

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|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OS Maps | Site Location Map (6 copies)
Map series 1:2,500 / Map sheets 3453-A
Centre Coordinates ITM 709517, 725042 |
| Existing drawings | (6 copies)
01. Existing site layout plan - 1/200.
02. Existing site layout plan - 1/100
03. Existing floor plans & section AA - 1/50.
04. Existing elevations - 1/50. |
| Proposed drawings | (6 copies)
05. Proposed site layout plan - 1/200.
06. Proposed site layout plan - 1/100.
07. Proposed ground floor plan & section AA - 1/50.
08. Proposed dormer floor plan & section BB - 1/50.
09. Proposed elevations (North & South) - 1/50.
10. Proposed elevations (East & West) - 1/50. |

