

21010

13 July 2022



Sir / Madam,
Planning Department
SDCC
County Hall
Tallaght
Dublin 24.

RE: PLANNING FOR 12 The Court, Scholarstown Wood, Dublin 16. D16 H927, consisting of: ATTIC CONVERSION WITH ROOFLIGHTS TO THE REAR ELEVATIONS, NEW SOUTH FACING WINDOW TO THE SIDE ELEVATION & ALL ASSOCIATED WORKS.

Dear Sir / Madam,

Please find attached planning application on behalf of our clients, *Susan McKeown & Stephen McKeown* of the above address in respect of the above described works to their family home.

Our clients have a growing young family and requires an additional bed and bathroom as per the attached. The Original house is part of a recent & yet to be fully completed new housing estate. A number of the house types were designed to allow simple conversion of the attic space which only requires stair access & associated insertion of new windows / rooflights. This is the case with this house type.

It is proposed to insert new rooflights to the rear elevation, which is the case in a number of the existing houses within of the estate, either as per the original design or by means of a subsequent planning application. The existing PV panels will remain. As the rooflights are at high level, there is no overlooking possible and are for light & ventilation to the associated rooms.

The end gable is south facing, and as noted above, is bounded by the green adjacent to the road The Walk and there is a good degree of separation between the opposing property. We are proposing to place a window on this elevation for light, ventilation & means of escape in compliance with the Building Regulations. Due to the volume of the room, it is in compliance with Part F of Building Regulations, and therefore compliant for use as a bedroom. Due to the distance & location of any adjoining dwellings, there will be no overlooking.

H:\2021\21010 - 12 The Court\2.0 - Statutory Consents\2.1 - Planning\2.1.3 - Planning\2.1.3.1 - Hard copies\21010_Cover letter.docx

directors
gary mongey
mriai b.arch.sc dip.arch.
sarah casey
BSc (Surv) MSCSI MRICS
VAT no. IE 6369469R
registered no : 349469



t
e
w

box architecture ltd.
top floor, 2 wexford street
dublin 2, D02 XA59
ireland.
+ 353 1 47 888 39
info@box.ie
www.box.ie

We attach the following:

1. This cover letter
2. Planning Application fee of €34
3. Application form
4. Site notice
5. Original newspaper advertisement

Six copies of the following:

6. Planning Drawings
7. OS map.

We trust that everything is in order and look forward to the decision.

Yours Sincerely

Mairéad McCarthy

Mairead McCarthy

H:\2021\21010 - 12 The Court\2.0 - Statutory Consents\2.1 - Planning\2.1.3 - Planning\2.1.3.1 - Hard copies\21010_Cover letter.docx

directors

gary mongey

mriai b.arch.sc dip.arch.

sarah casey

BSc (Surv) MSCSI MRICS

VAT no. IE 6369469R

registered no : 349469

box architecture ltd.

top floor, 2 wexford street

dublin 2, D02 XA59

ireland.

+ 353 1 47 888 39

info@box.ie

www.box.ie

t
e
w

7