



Eoin J. Carroll Architects

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

22.07.22

Dear Sir/ Madam,

On behalf of our clients Patrick & Ciara Dunne we hereby lodge an application for planning permission for an extension to the existing dwelling at No. 9 Glenlyon Park, Knocklyon, Dublin 16.

In support of the application please find the following documentation attached:

- 1 No. Copy of Completed Application Form (Signed & Dated).
- 1 No. Original copy of the Newspaper Notice (The Star, 22.07.22).
- Cheque for the Application Fee of € 34 (Class 2a).
- 1 No. copy of the Site Notice (White Background).
- 1 No. copy of Architects Drawing Issue Sheet.
- 1 no. copy of OS Map Planning Pack Receipt.
- 6 No. copies of Architectural Drawings *prepared by Eoin J. Carroll Architects.*

In addition to the above items we wish to outline the following points in support of the application.

- 1) Planning History
- 2) Application Proposal
- 3) Water Services & Drainage

1) Planning History

There is no relevant planning history in relation to the property.

2) Application Proposal.

This application proposal is for the following:

- To extend the dwelling in the following manner:
 - A) To construct a single storey extension located at the side of the dwelling.
 - B) To construct a porch extension at the front of the dwelling
 - C) To construct a flat roof single storey rear extension.

- This will give an overall increase in area of 40sqm gross floor space.

In support of the proposal we confirm that:

- The proposed extension will not reduce the rear garden area below minimum development plan standards. It will leave a rear garden area of 92sqm which is substantially more area than is required under current development plan standards.
- We wish to confirm that the ground floor extension is designed to minimize the effects of overlooking and overshadowing of the neighbouring dwellings. The replication of the pitched roof at the front of the side extension will also serve to integrate the extension into the main dwelling.
- None of the proposals will greatly materially alter the appearance of the dwelling when viewed from Glenlyon Park. The proposed materials to the front and side extensions are chosen to match the existing finishes as closely as possible.

3) Water Services & Drainage.

- The existing dwelling is served by a shared foul drain running along the rear of the dwellings on Glenlyon Park.
- The existing dwelling is served by a shared surface water drain running along the front of the dwellings on Glenlyon Park.
- The proposal will result in an area of additional roof and associated surface water runoff. As such it is proposed to deal with additional runoff by way of a soakaway located within the rear garden installed in accordance with the requirements of BRE Digest 365.
- We attach a copy of the existing water services map (Appendix A) for the area.

We trust that the above information will allow your department to process the application and we look forward to a favorable decision.

In the meantime if you wish to discuss any item in the application please do not hesitate to contact the undersigned.

Yours Sincerely,



Eoin J. Carroll MRIAI
For *Eoin J. Carroll Architects*

Encl.
cc. Patrick & Ciara Dunne

*Appendix A:
Water Services Map*

