

Niall Jones & Associates

Planning Consultants

The Director of Services
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Date: 28th July 2022

Job Ref: 22/281

PLANNING RETENTION SUBMISSION

Re: Retention Permission for previously constructed detached single storey pitched roof garden/games room structure across end of rear garden (77.70sq.m) with ridge height at 3.380m above ground level, Retention also sought for single storey pitched roof open plan extension to rear of existing house (39.83sq.m) with ridge height at 3.955m above ground level complete with new velux roof-lights over, internal alterations & associated site works at 5 Willington Court, Templeogue, Dublin 6w

A Cara,

We have been instructed by our clients Pat & Therese Monks of 5 Willington Court, Templeogue, Dublin 6w to submit a retention application for the previously constructed garden/games room at the end of their rear garden, as well as a recently constructed single storey pitched roof extension to the rear of their house.

This retention application is being submitted following correspondence from the planning department to the Owner/Occupier (Pat & Therese Monks) regarding a potential unauthorized development existing on the lands comprising of: **an extension to the rear which may require planning permission.**

From my initial discussion with Pat & Therese over the phone, they were under the impression that if the proposed floor area of a new extension was under the 40.0sq.m & was positioned to the rear of the property than would be exempt of planning.

Following a site visit and discussion with the Monks it became apparent that the house had been previously extended by way of a ground floor garage conversion to the side & first floor bedroom/bathroom extension over with dormer to the front. This previous extension was granted planning back in July 1999 under Reg Ref: S99B/199 and was constructed later that year. The areas of this work once calculated gave an additional 12.81sq.m at ground floor & 22.13sq.m at first floor level, resulting in an overall increase in floor area to the original house of 34.94sq.m.

The new extension to the rear of the property measures 39.83sq.m & on its own would have been exempt of planning, however when added to the previous extension, exceeds the 40.0sq.m exemption.

The overall site had also been extended back in 2000, when the original developer failed to obtain permission for an additional dwelling behind the rear of the houses (no.'s 3-9) within Willington Court. The land was then sold to each of the neighbours & divided the up into 4 sections by extending the side boundaries down to meet the existing Poddle river to the rear. This resulted in the overall site of no.5 Willington Court being extended by approximately 21.135m in length / (201.64sq.m) & therefore increased the overall site area by 74.7% from 269.78sq.m to 471.42sq.m.

Following the closing of the purchase of the existing lands, & realignment of the boundary's Pat & Therese started the construction of a detached garden / games room at the rear of the property, however due to financial constraints at the time it was never completed. As their family of three grown sons (twins of 22 & their eldest of 27) are still living at home & as a result of covid restrictions with more time being spent working & studying from the house, it was decided to complete the detached garden/games room back in March 2021.

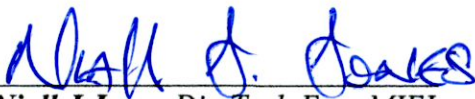
It was also assumed by Pat & Therese, that the fact that this work had started back in the early 2000's and was a detached structure, away from the original property/house, which maintained a large rear private open space (measured at 152.43sq.m) was far in excess of the minimum requirement of 25sq.m, that it would have been exempt of Planning, however, as the detached structure is over the maximum allowed 25.0sq.m , we are including this structure within the retention permission application.

Please see the attached copy of our existing Survey drawing 22/281-S.01 which indicate the existing overall floor plans, & drawing S.02 which show the existing overall front rear & side elevations of the property/site. I have detailed the extension to the house within drawings 22/281-RP.03 to RP.07, the detached garden/games room within drawings RP.08 & RP.09, and the overall Site Block Plan/Drainage Layout within drawing RP.10

Should you have any further queries regarding the above matter you may contact me directly on 087-6601710

Trusting all is order,

Yours Sincerely,



Niall J Jones Dip.Tech.Eng. MIEI

Director

Enclosed:

1 x Application form, 1 x cheque, 1 x newspaper notice, 1 x site notice, 1 x SDCoCo. existing drainage layout, 6 x drawing register, 6 x OSI Planning Pack Maps 3327-25,

6 x Site Location Maps DN-022, 6 x sets of drawings 22/281- S.01, S.02, RP.03,
RP.04, RP.05, RP.06, RP.07, RP.08, RP.09 & RP.10

Cc: Pat & Therese Monks