

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

Land Use Planning & Transportation

1 8 AUG 2022

South Dublin County Council

John Shevlin (Agent),
114 Ashington Rise,
Navan Road,
Dublin 7.
D07 R5P8.

Re: Demolition of the existing first floor rear extension including the raised ridge line and first floor window. The construction and reinstatement of a pitched roof to the rear with original ridge height to match existing ridge heights on Cherrywood Grove at 69 Cherrywood Grove, Clondalkin, Dublin 22, D22 CH05.

Dear Sir/Madam,

On behalf of the applicant, Damien Long, I wish to apply for permission for the above project. I enclose the following documentation.

- 1 copy of completed planning application form.
- 6 copies of planning drawings including Site Layout Plan.
- 6 copies of Site Location Plan (ordnance survey sheet).
- 1 copy of Planning Notice (The Irish Daily Star, dated Friday 12th August 2022).
- 1 copy of site notice (erected Friday 12th August 2022).
- Application fee (€34).

This planning application is being submitted to rectify the planning issues regarding a refusal of permission of a previous retention application (Ref. SD20B/0483) and a refusal of permission on appeal to An Bord Pleanala (Ref. 309614-21).

Before submitting this application, a pre-application consultation (Ref. PP005/22) was submitted to SDCC on 31st January 2022. A reply was received from SDCC on 31st March 2022. There is currently an enforcement notice on the property (Ref. S8389)

The main issues with the existing first floor rear extension with SDCC and An Bord Pleanala were - Creating a higher ridge level than the existing ridge level of the roof, visually obtrusive and incongruous in terms of its design, out of character with the streetscape, would seriously injure the visual amenities of the area, would be contrary to H18 Objective 1 of the Housing (H) Policy 18 of the South Dublin County Development Plan 2016-2022 and the associated House Extension Design Guide (2010), and would therefore be contrary to the proper planning and sustainable development of the area. There was also a submission/observation on the retention application made by the occupants of No. 9A Cherrywood Villas regarding overlooking their property from the existing first floor window of the extension.

This application seeks to rectify the planning issues involved and is also based on the pre-application consultation information received from SDCC. The modifications are shown on the enclosed drawings.

The first floor extension will be demolished including the raised ridge line and first floor window. The original ridge height/line will now be reinstated, and a pitched roof similar to the front pitched roof will replace the first floor rear extension. There will be no windows at first floor level so overlooking will not be an issue. The rear pitched roof will contain rooflights for natural light and ventilation and the rear first floor bedroom will be replaced by a Home Office/Storage area because of room height issues. It is proposed to tile the first floor element of the rear wall to match the roof tiles.

We trust that the planning issues regarding the existing extension have been rectified and that this submission and documentation is in order. If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

John Shevlin.

(Agent).