

24 AUG 2022

South Dublin County Council

dominick comerford **architect**

registered architect, landscape architect, building contract consultant & arbitrator

2208/dlrcc/pl

Planning Department,  
South Dublin County Council  
County Hall, Tallaght,  
Dublin 24  
D24 A3XC

22 August 2022

**(a) Demolition of existing and construction of new porch to front with pitched roof (b) construction of new single story flat roof extension to rear with roof light (c) attic conversion with dormer to rear and velux type windows to front (d) associated internal alterations, drainage and external works all at 57 Rathfarnham Wood, Rathfarnham, Dublin 14 ( D14W2P4)**

Dear Sir/Madam,

On behalf of our clients Louise and Trevor Connolly we wish to apply for Planning Permission for extension works as noted above at 57 Rathfarnham Wood Rathfarnham Dublin 14 (D14W2P4) .

The works involve the refurbishment and general upgrade of the overall house.

It is proposed to remove and rebuild the front porch allowing a larger circulation area and greater light to penetrate into the living area to the rear of the house. We are aware that the proposed porch at 2.48m extends out more than 1.5 m from the face of the house but due to the irregular building line on the road and set back nature of the house to the adjoining no. 30 the projection is in fact reduced to 1.15m from no 30 adjoining .

A single storey extension is proposed to the rear to provide for a larger open plan type kitchen / dining and living area. A flat roof is proposed with roof light to minimise the height of the extension and minimise any adverse impact on the adjoining neighbours.

First floor will have 2 no bedrooms, main bathroom and small office for home working.

The attic is to be converted to provide a master bedroom with storage and ensuite bathroom. This will include a new dormer to the rear roof and velux type windows to the front roof to allow light into the stairs and first floor landing area. The dormer is well set back from the main roof on all 3 sides and also set down from the ridge line to allow dormer to be subservient to the main roof . The distance from the dormer to the house behind measures at 23.34 m in excess of the 22 m normally required for a new house .This is in fact greater than the first floor windows as the dormer is set back form the roof .

Foul drainage will be to existing connection on the site.

Additional surface water created to new soak pit in rear garden to SUDS and engineers' details.

Finishes are generally to match the existing house, painter plaster, roof tiles and parapet capping's.

The house is intended to remain as a single dwelling.

We enclose the following in support of this application:

1. Completed application form.
2. €34 Planning Fee for domestic extension / other improvements. Receipt no T4/0/715531
3. Copy Newspaper notice The Irish Daily Star, Tuesday 23 August 2022.
4. Copy Site Notice Erected Tuesday 24 August 2022.
5. 6 no copies of Drawings as per schedule below

Schedule of Drawings Submitted with Application.

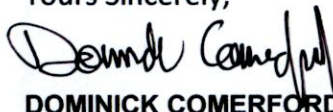
Existing layout survey drawing 2208 -19 PL

Site Location Map, Site plan and Ground Floor Plan  
First Floor Plan, Roof Plan, 2208 -20 PL

Elevations, Sections AA, and Section BB 2208-21PL

We are available to discuss the above and any issues or concerns with regard to the same to facilitate a favourable decision on this application.

Yours Sincerely,

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