

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

22nd August 2022

Re ; Planning permission for alterations and extension to the existing dwelling including the demolition of part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house, general internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front facade and the widening of the existing vehicular entrance along with ancillary landscaping and site works all at 50 Crannagh Road, Rathfarnham, Dublin 14, D14 V090.

Dear Sir / Madam,

On behalf of our clients Louise and Gary Keenan, we wish to apply for Planning Permission for the above development.

The applicant wishes to alter and extend their home, including the partial demolition of the rear of the existing dwelling, kitchen and utility area to the ground floor and the partial demolition of the existing bedroom and bathroom to the first floor. The construction of a new kitchen, sitting room and utility room to the ground floor and the construction of a master bedroom to the first floor, together with internal modifications. The existing garage is to be converted into living accommodation and the garage door is to be changed to accommodate a new window to the front façade, along with ancillary landscaping and site works.

Planning permission was granted for the existing extension over the garage in 1972. It was a Dublin corporation reference at the time Ref 1862/72 copy attached.

The proposed extension is of a contemporary design with a standing seam zinc clad mono pitch roof together with a flat roof element. External finishes will be in a plaster render to harmonise with the existing. Windows will be composite Alu-hardwood with double glazed on granite window cills. The existing garage door will be removed and which will be replaced with a window composite Alu-hardwood. The existing vehicular entrance gate is to be widened with one original pier relocated to new position.


Please find enclosed the following contents:

- 1 No. Planning Application Form
- 1 No. Cheque
- 1 copy of Site Notice
- 1 x copy newspaper notice Irish daily mail dated August 22nd 2022
- 6 copies of Architectural Drawings PL001, PL010, PL100, PL110, PL111, PL112, PL200

- 6 copies Coloured 3D Images

We trust the above is in order however should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Albert Noonan, Dip Arch B Arch SC FRIAI

Noonan Moran Architecture