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26 August 2022

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

Re: Glenaraneen, Brittas Co Dublin.

Dear Sirs,

We act for Keith and Josephine Justice in connection with the above property and we wish to apply for Permission for “development comprising 43 sq m single storey and part two extension to the side and rear of the house. This is to accommodate independent living and a safe environment for a child with intellectual and physical disabilities. This will include a disabled bathroom, bedroom and treatment room, widening of existing internal doors to accommodate wheelchair access throughout, a new waste water treatment plant and retention permission for ground floor extensions to west and south sides of the house and conversion of attic rooms to habitable space with rooflights at Glenaraneen, Brittas, Co Dublin”.

We enclose the following documentation in connection with this application.

1. Completed Application Form.
2. One copy of Newspaper Advertisement.
3. One copy of the Site Notice.
4. Six copies of O.S. Map Ref 3512-B Scale 1:1000.
5. Six copies of Drawing No ZG05-P01- Existing Site Layout Plan.
6. Six copies of Drawing No ZG05-P02- Proposed Site Layout Plan.
7. Six copies of Drawing No ZG05-P03- Existing Ground Floor Plan.
8. Six copies of Drawing No ZG05-P04- Existing First Floor Plan.
9. Six copies of Drawing No ZG05-P05- Existing West, East & South Elevations
10. Six copies of Drawing No ZG05-P06- Existing North Elevation and Sections
11. Six copies of Drawing No ZG05-P07- Proposed Ground Floor Plan.
12. Six copies of Drawing No ZG05-P08- Proposed First Floor Plan.
13. Six copies of Drawing No ZG05-P09-Proposed West, East & South Elevations
14. Six copies of Drawing No ZG05-P10- Proposed North Elevation and Sections
15. Six copies of Drawing No ZG05-P11- Existing and Proposed Site Section
16. Six Copies pf Drawing No ZG05-P12 - Photos
17. Six copies of design of Site Characterisation Report.
18. Six copies of details of Proposed Tricel Novo Package Plant and Polishing Filter.
19. Six copies of letter from I.C.A.R.E.in support of the Application
20. Fee in the amount of €414.00

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The purpose of this application is to regularize some unauthorized development which has taken place on the site and to apply for permission for a small extension to the house to accommodate the additional needs of a child with physical and intellectual disabilities.

The site is approximately 0.6 ha in area and slopes upward from east to west as can be seen from the site sections. The site is surrounded by tall mature trees and hedging on all four sides and the house is not visible from any adjacent properties with the exception of a view from the entrance gates. See photo on Drawing No ZG05-P12. It must be noted that the proposed small extension to the south and west of the existing house will not be visible from the entrance as it is concealed by existing planting to the front of the existing house. See Photo on Drawing No ZG05-P12

The Justice family moved into the original bungalow in 1991. The bungalow was later extended by the construction of a single storey extension to the north Reg Ref S97B/0234. This extension maintained the same roof profile and ridge height as the original bungalow. Approximately ten years ago two further extensions –one to the south and one to the west were added to the house without authorization. In addition some of the attic spaces were converted to habitable accommodation. We wish as part of this application to regularize these developments. It should be pointed out that the extension to the south also maintains the same roof profile as the original bungalow while the extension to the west is lower than the original house.

The house, now in the single ownership of Keith and Josephine Justice currently accommodates three families, Keith, Josephine and their two children (one with disabilities) Keith parents Joseph and Jean, and Keith's brother Declan along with his wife and three children. It is intended that the house will be maintained as a single residential unit, notwithstanding the fact that there are three families living in the house. The proposed modified internal layout of the house indicates that the house is a single dwelling unit albeit with three separate kitchens and living spaces.

We note from the planners report in a previous application the following: *"The proposal for extending the dwelling (as a single dwelling) is acceptable in principal both for the retention element and the new elements"*. This proposal retains the house as a single dwelling and therefore complies with this principal.

It should also be noted that in the current housing crisis many houses will have multiple families with several generations accommodated in the same dwelling house and this situation is no different to what is a very common experience for many families.

The purpose of the extension is to provide suitable ground floor accommodation for a child with physical and mental disabilities along with her parents who should also have suitable ground floor bedroom accommodation. In addition the kitchen / dining room accommodation needs to be enlarged in order to be more suitable for a wheelchair user. It should be noted that Ellie's medical situation is sufficiently critical that she has a "Primary Medical Cert" and as such has constant and significant medical needs.

In addition, the modified internal layout shows an existing living room being re-configured to a bedroom and an-suite bathroom in order to facilitate Keith's parents moving their bedroom accommodation from the attic to ground floor accommodation.

The area of attic space to be retained is 76 sq m. This is almost half of the total floor area for which retention is being sought. This space is accommodated within the attic space and does not impact on the overall footprint of the house or the apex level of the house

It should be pointed out that there will be no impact or damage to any of the existing mature planting on the site arising from the proposed new extension to the house. The location of the proposed extension is shown on the photograph on Drawing No ZG05-P12

There was no additional cut and fill work carried out on the site in order to facilitate the construction of the lounge at the rear of the house. Any cut and fill work was carried out around the time of the original house and the later approved extension. No cut and fill will be required as part of the current proposal as can be seen from the photos on Drawing No ZG05-P12.

In preparing this application, the planner's reports from previous applications have been reviewed and we have endeavoured to address all the concerns arising from the previous applications within this new application.

We trust you will find this application in order and we look forward to hearing from you in due course.

Yours faithfully,


~~JOHN TAYLOR~~

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