

F L A N A G A N
A R C H I T E C T S

8 Argus House • Greenmount Office Park • Harold's Cross • Dublin 6W
Tel: (01) 4730034 • Fax: (01) 4730043 • e-mail: info@flanaganarchitects.ie

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

Land Use Planning & Transportation

31 AUG 2022

South Dublin County Council

30 August 2022
12113/PF

Re Extension to 100, Barton Drive, Rathfarnham, Dublin 14.

Dear Sir/Madam,

Please find enclosed an application for Planning permission for the erection of a ground floor porch and bedroom extension to the front, and a first floor extension to the side of an existing house, with a pitched roof over incorporating rooflights at the above property.

The extension to the front at ground floor level, will provide for a new canopy to the front entrance and also enlarge the study at this level. The new canopy will integrate the side extension with the main house.

The first floor extension is over what was the original garage to the house, which has previously been converted to habitable accommodation. This extension will provide additional bedroom space and a new bathroom at this level, and will re-balance the accommodation between ground and first floors.

The design of the works integrates the new extension with the existing house by matching the windows to the existing house, and carrying the pitched roof over the new extension.

Through discussions with the adjoining owner at No. 95 (to the east), it is proposed to create a parapet wall along the shared boundary.

The neighbours on both sides have indicated that they have no objections to the development.

The provision of additional rooflights will provide natural light to those areas of the extension which do not now have external windows.

I trust that the proposed works are in accordance with the proper planning and development of the area. However, should you wish to discuss any issues

I would be grateful if you could contact me. My mobile number is 086-8511105.

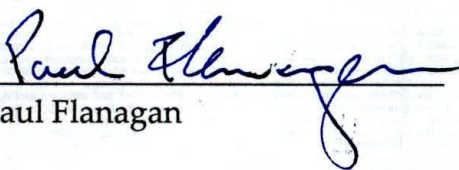
The following documents are enclosed:

- 6 Copies Drwg. No. 12113 / PP1 Site Location Map
- Drwg. No. 12113 / PP2 Existing Floor Plans, Elevations & Site
 Layout Plan
- Drwg. No. 12113 / PP3 Proposed Plans, & Site Layout Plan
- Drwg. No. 12113 / PP-4 Proposed Elevations & Sections

- 1 Copy Site Notice
- 1 Copy Newspaper Advertisement
- 1 Copy Application Form
- Cheque for €34.00

I trust that this is in order and I look forward to a favourable response and if you require anything further please contact me.

Yours Sincerely,


Paul Flanagan