

The Principal Officer,  
Planning Department,  
South Dublin County Council,  
County Hall, The Square,  
Tallaght, Dublin 24.

25<sup>th</sup> July 2022

**RE ; PLANNING APPLICATION FOR RETENTION OF DEVELOPMENTS**

**AT 51 FOXDENE AVENUE, BALGADDY, LUCAN, CO. DUBLIN,**

**FOR MS. AMANDA BELL**

**REG. REF. SD22B/0342**

Dear Sirs,

Further to your letter of 22<sup>nd</sup> August 2022 which deemed the above planning application invalid as the site notice had been vandalised/removed, we now enclose 6 copies of the drawings and documents to re-submit the application, together with updated public notices.



We have consulted with the Planning Registry Department of SDCC in relation to the planning fee of €214.25, and confirm that the cheque payment made as part of the original application may be transferred to this application.

The planning application is for Retention Permission for the construction of the attic conversion, separate utility room and gymnasium in rear garden, and garage at side of existing house at 51 Foxdene Avenue, Balgaddy, Lucan, Co. Dublin, on behalf of our client Ms. Amanda Bell.

The house at 51 Foxdene Avenue was originally Ms. Bell's family home, and over the years her parents constructed a number of extensions and alterations to the property, without planning permission. Our client's parents were not aware that permission would be required for the cumulative extent of the developments carried out at the house.


Our client has now inherited the property, and wishes to rectify the situation by making the current application for retention of the developments.

The works generally comprise the conversion of the attic to form a bedroom, accessed by a new stairs over the existing; the construction of a utility room in the rear garden to accommodate washing machines etc; the construction of a gymnasium at the rear of the garden to provide suitable space for training machines, weights bench, treadmills, etc; and the construction of a garage at the side of the house. The rooms are used entirely in conjunction with the normal residential use of the house.

Each of the external developments has been in place for 10-15 years, and they do not overshadow or interfere with the residential amenities of any of the neighbouring properties.

We would therefore ask South Dublin County Council to grant a retention permission for the developments at the house, and assure you of our best attentions in this matter.

Yours faithfully,

  
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**MICHAEL LYSAGHT**  
**FOR DEATON LYSAGHT ARCHITECTS**