

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

28.09.2022

Re: Planning application for a single storey extension to rear of existing house at 18 Hallwell Road, Adamstown K78A9R9. Reg Ref SD22B/0299

Dear Sir / Madam,

Further to your request for additional information, please see comments in point form below.

1. A copy of the revised site notice and newspaper advert enclosed.
- 2 (i) Reducing the rear extension to a depth of 5M would leave my client with an inadequate extension that would not satisfy its purpose and therefore not worth building. I feel it is unfair to request this change given the fact that so many other similar properties in the county are be able to build this size and type extension without the need for planning permission at all, as it would be exempt.

Notwithstanding the above I have reduced the length of the proposed extension by over 3M and reduced the floor area by 25% (see enclosed Drawing P-01B). With these revisions I hope that the planning authority find the proposal acceptable especially given the fact that the adjoining properties had no issue with the original proposal.

An example of similar developments to our original proposal can be found at,

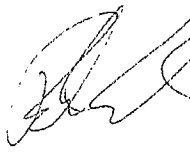
ED21A/0078 – 11 Abbeydale Park, Lucan.
ED20/0045 – 4 Earlsfort Rise, Lucan.

Both of the examples above were granted an exemption from requiring planning permission due to the small size of the extensions. They are exempt because the planning guidelines deem this type of development small enough to not have any negative effect on the existing property or adjoining properties. Our proposal is much smaller & less imposing than both the above exempted applications & would not require planning permission at all, only for a condition that was attached to the original planning application for the entire housing estate.

- 2(ii) The enclosed drawing No. P-01B indicates site levels as requested.

Hopefully you find our revised proposal acceptable and allow my clients to extend their home in the same way as many other similar properties throughout the county have extended.

Yours sincerely,


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