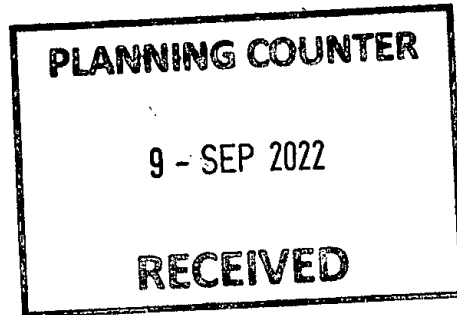


lcdp

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Planning Department
South Dublin County Council
County Buildings
Town centre
Tallaght
Duvblin 24



7th September 2022

RE: proposed development at 97 Killinarden Estate, Tallaght, Dublin 24

Dear Sirs,

I refer to the above and on behalf of the applicant, Ms. Rachel O'Brien, please find attached a completed application form together with the relevant drawings and documents for the following:

The development will consist of a single storey extension to side and rear of existing dwelling (overall floor area 54.3m.sq.) incorporating a new common entrance hallway & toilet (10.6m.sq.) located at the front of the proposed extension leading to a new 'family flat' (43.7m.sq.) located at the rear of the proposed extension and associated site works.

The County Council will note from the drawing of the existing dwelling that it is a modest 3 bed, end of terrace dwelling. The property has been extended in recent years to incorporate a single storey kitchen extension to the rear of the property. It should be noted that the property consists of a front living room, kitchen /dining area to the rear with 3 bedrooms & 1 bathroom at first floor level.

The property is situated on the eastern side of the Killinarden estate and is surrounded on both sides by similar properties.

The property has a wide side access leading to a large rear garden with a number of out-buildings, including an outside WC.

PROPOSED DEVELOPMENT

The proposed development is designed with 2 required elements.

The **first element** is to provide a ground floor WC to the existing ground floor elements of the property and remove the need to have an external WC for the occupants.

The **second element** of the proposed development is to provide a 'family flat' for the applicant's elderly father. The applicant's father, Mr. Patrick Hall is suffering from a degenerative lumbar spine with bilateral leg weakness and will require living accommodation at ground floor level only. Mr. Hall is currently residing at 88 Killinarden Estate, minutes from the subject property.

We have attached with the application a letter from Dr. William Twomey, Aylesbury Shopping Centre, Dublin 24 which confirms the above.

It is the client's proposal to remove the many outbuildings and erect a 'family flat' in order that she can care for Mr. Hall into the future while providing him with his own habitable space.

PROPOSED DESIGN

The proposed design of the single storey development consists of the following.

- 1 a common entrance hallway containing a communal WC which will serve the main dwelling. The area of the hallway equates to circa 10m.sq. The common hallway will also provide access to the rear of the property from the main dwelling and also provide access and the required link to the proposed 'family flat'.
- 2 The rear of the extension will consist of a 'family flat' of floor area (circa 43.7m.sq.) and will consist of a bathroom, store, living/kitchen area and a double bedroom at the rear. All rooms will have natural light in the form of rooflights or windows or doors leading directly to the rear garden.

The County Council will be aware that the floor area of a 'family flat' shall not exceed 50% of the overall floor area of the existing dwelling. The floor area of the existing dwelling equates to circa 93 m.sq. The floor area of the proposed common entrance hallway equates to circa 10.3m.sq. and the proposed 'family flat' equates to circa 43.7m.sq.

PRIVATE OPEN SPACE

Private open space has been retained to the south side of the proposed extension and the area retained equates to circa 45m.sq. Bin Storage is provided to the front of the property. Access to the public open space to the rear of the subject property has also been retained.

IMPACT ON ADJOINING PROPERTIES

The proposed extension is located on the northern side of the subject property and therefore there is no impact on the property to the south – 96 Killinarden Estate.

The subject property is bounded to the rear by public open space. The dwelling to the north of the subject site is set back from the building line of the subject property. In light of same a portion of the proposed extension is positioned forward of the rear building line of no. 98 Killinarden Estate and therefore will have no impact on this adjoining property. There is also a side garage located on the adjoining property which limits any impact on the adjoining property. The remaining portion of the proposed extension is single storey development with low pitched roof and therefore will have little impact on the amenities of the adjoining property.

DRAINAGE

It is proposed to connect both the foul & surface water drainage to the existing on site drainage system subject to South Dublin County Council agreement.

CONCLUSION

Due to the need to provide habitable accommodation to Mr. Hall for the foreseeable future and the fact that the development is of single storey height with little or no impact on adjoining properties, provides the new internal ground floor toilet for the main dwelling in lieu of the external toilet and retains a large private open space for both the existing dwelling we believe that the proposed development is in accordance with the South Dublin Development Plan. Accordingly we look forward to a favourable decision on the application.

Yours sincerely,



Liam Cullen M.I.E.I.