

SOUTH DUBLIN COUNTY COUNCIL  
PLANNING DEPARTMENT,  
COUNTY HALL,  
TOWN CENTRE,  
TALLAGHT,  
DUBLIN 24.

2<sup>ND</sup> SEPT 2022

### Planning Cover Letter

**Paul Karin Óg Flanagan intends to apply to South Dublin County Council for Permission to retain existing 2 story flat roof extension including parapet at rear of house, including existing first floor rear window (with obscure glass), at 5 Glenmaroon Park, Palmerstown, Dublin 20, D20 AN80.**

A Chara,

Please find enclosed the following information in relation to the proposed retention application at No.5 Glenmaroon Park.

The proposed retention application is being lodged to regularise the current unauthorised extension as referenced in enforcement letter Ref ENF S8775.

The existing extension was constructed to be under 40m sq (which it is) and constructed at the rear of the property. The issue of the existing first floor window being less than 11m from the boundary it faces was a genuine oversight, and the applicant was not aware of this requirement.

The extension was constructed to be under 40m sq between ground and first floor and due to a current required construction detail the parapet over first floor section exceeds the existing eaves height at rear of the premises. The extension height itself is well under the existing ridge height of the original house.

The section of the parapet that exceed the eaves height has been finished in a grey render from the eaves height to top of parapet in order to blend it with the main roof in the background from a visual perspective. The construction detail used in the flat

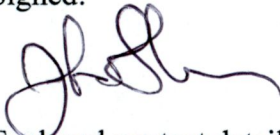
roof parapet is in keeping with best practice for thermal performance of such a flat roof design.

The ground floor extension is approx. 24m sq and is some 4.9m from the rear boundary and the first-floor extension being 5.6m from the rear boundary, The first floor window is as noted 5.6m from the boundary it faces, this window is finished with obscure glass to prevent any over-looking of any neighbouring property.

We hope the drawings and details provided allow for the regularisation of the unauthorised structure on site.

Please feel free to contact me should you require any further assistance or Clarification regarding the above information.

Signed:

A handwritten signature in black ink, appearing to read 'John Shannon', written in a cursive style.

Enclosed contact details:

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