

MICHAEL CARROLL

Architectural Design & Planning Consultant

1 Glenherbert, Lower Dargle Road, Bray, Co. Wicklow, Ireland

Email: 2mcarroll1@gmail.com

Tel: 087 982 0283

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

22nd. September 2022

RE: Convert attic with rooflights to front and rear and with gable window, to provide window to side at ground floor level, to retain widening of vehicular access at front and to retain and complete outhouse under construction at rear together with connection to all services and associate site works at 11 St. Patrick's Road, Walkinstown, Dublin 12 for Stephen Rossiter.

Dear Sirs,

Enclosed please find documents for planning application for development at the above location.

It is desired to convert the attic space which will become a storage area. We are aware that, due to the restricted height in the attic that it will not meet the requirements for habitable as defined in the building control regulations. It is proposed to provide rooflights to the front and rear and this is similar to other nearby dwellings which also have rooflights on the front roof slope, in particular nos. 3 27 and 61.

It is also intended to provide a wide vehicular access to allow for ease of off street car parking and this wider access will be similar to those at other neighbouring dwellings, in particular nos. 3,17, 21,23, 25,27,29, on the same side of the road as the subject site and nos. 14,16,18 and 20 which are the closest similar vehicular entrances opposite.

After work had commenced on the outhouse to the rear of the property it was found that the floor area of the outhouse exceeded the limit for which the exempted development regulations would apply and therefore, when this was discovered, work ceased so that the status of the outhouse could be regularized. It is intended that the outhouse be used as a home office for working from home purposes and also a home gym area.

Yours faithfully,



Michael Carroll