

05th of October 2022

BY COURIER

Planning Department
 South Dublin County Council,
 County Hall,
 Tallaght,
 Dublin 24.
 D24 A3XC.

RE: PLANNING APPLICATION**Applicant:** Michael and Rachel Duncan**Site:** 50 Lucan Heights, Lucan, Co. Dublin. K78 T1K0

Development: The development will consist of the following (i) Fitting of external insulation and new render to the external walls, together with the fitting of new triple glazed windows throughout and minor modifications to the front façade; (ii) Construction of an extension of 9 sq.M, which is to be built at first floor level and is to be set back from the front façade with a new hipped roof connecting to the main roof, containing a new bathroom; (iii) The construction of a single storey outbuilding of some 38 sq.M, consisting of a home office and plant room to be built in the rear garden positioned along the northern boundary of the site.

Dear Sir / Madam,

On behalf of our Clients, - Michael and Rachel Duncan of 50 Lucan Heights, Lucan, Co. Dublin, we wish to submit a planning application for permission in relation to the proposed works at their home. This is a planning application for a modest extension at first floor level of some 9 sq.M, which is set back from the front façade and connects to the main volume of the house with a simple, hipped roof. This configuration closely matches similar built forms in the area, including it's immediate neighbour, no. 49.

The proposed development also consists of the provision of a single storey home office to be built in the rear garden. This home office is designed to be modest in scale and only has windows facing into the subject site, so as not to injure the amenities of any neighbouring property. We trust that this application will be favourably received by the Planning Authority.

The following documents are enclosed in support of this application:

A. 6 copies of Planning Application Drawings as follows –

PP.01	Urban place map	1:1000
PP.02	Existing Site Layout Plan, Site Plan, Floor Plans, Elevations & Sections	1:500/1:100
PP.03	Proposed Site Layout Plan, Site Plan, Floor Plans, Elevations & Sections	1:500/1:100

B. Completed and signed planning application form**C. Planning Application Fee in the amount of €68 - Class 2a & Class 2b****D. One copy of Site Notice, dated 5th of October 2022.****E. Copy of newspaper advertisement: The Irish Daily Star, dated 5th October 2022**

We trust that the above is in order and we look forward to a positive decision in due course. We would be grateful if you would please forward all correspondence to this office. Thank you.

Yours faithfully,


 Joe Lawrence B. Arch, MRIAI
 LAWRENCE AND LONG ARCHITECTS

