



STEPHEN MASON
ARCHITECTURAL AND PLANNING SERVICES
2 Clonkeefy, Castlerahan, Ballyjamesduff, Co Cavan. A82 H330
MOBILE - 087 746 4003
TEL - 049 8542727
EMAIL - stephenmasontech@yahoo.ie
WEB - stephenmasonaps.ie

19th October 2022

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Land Use Planning & Transportation

20 OCT 2022

South Dublin County Council

Dear Sirs

**PLANNING PERMISSION SOUGHT FOR
AN ATTIC CONVERSION TO INCLUDE THE RECONFIGURATION OF THE SIDE ROOF PROFILE
FROM HIPPED TO DUTCH HALF HIPPED AND TO INCLUDE A DORMER WINDOW STRUCTURE
WITHIN THE FRONT ROOF SLOPE AND REAR ROOF SLOPE, AND ROOFLIGHTS WITHIN THE
FRONT ROOF SLOPE**

**AT
19, JOHNSBRIDGE AVENUE, LUCAN, CO. DUBLIN, K78 W802
FOR
RICHARD AND GRACE MOORE**

Please find enclosed the following documentation in respect of the above Planning Application.

- The completed Planning Application form.
- Cheque in the sum of €34.00.
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Wednesday 19th October 2022.
- 1 copy of the site notice - dated Wednesday 19th October 2022.
- 1 copy of the receipt for the digital planning pack copyright, for the site location plan.

LAND USE ZONING

As per the current South Dublin County Council Development Plan 2016 – 2022.

The subject development site is zoned A.
'to protect and/or improve residential amenity'.

PREVIOUS PLANNING

There was a previous Granted Planning Permission on the subject site.
This has now expired

Planning ref: SD06B/0006

Proposed works: The extension to existing dwelling consisting of a new breakfast room, family room & utility room at ground floor level and 2 no. bedrooms with a bathroom at first floor level.

Final grant date: 05/04/2006.

There was a previous Granted Planning Permission on the subject site.

The applicant has advised that this Planning Permission is not going to be built, due to costs involved.

Planning ref: SD21B/0149

Proposed works: Construction of a single storey pitched roof side extension.

Final grant date: 21/06/2021.

There are previous Granted Planning Permissions within the surrounding area of the subject site which are similar to this application, to include:

Planning ref: SD19B/0381

Location: 24, Johnsbridge Avenue, Lucan, Co. Dublin

Proposed works: Conversion of existing attic space comprising of modification of existing roof structure; raising of existing gable c/w window; new access stairs and flat roof dormer to the rear.

Final grant date: 24/02/2020

Planning ref: SD22B/0270

Location: 8 Johnsbridge Grove, Esker South, Lucan, Co Dublin.

Proposed works: The conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window new access stairs and flat roof dormer to the rear of the property.

Final grant date: 14/09/2022.

PROPOSED DEVELOPMENT

SCHEDULE OF AREAS

Ground Floor – Existing	62 m2
First Floor – Existing	55 m2
TOTAL – EXISTING	117 m2
Attic extension	30 m2
TOTAL – EXTENSION	30m2
TOTAL EXISTING + EXTENSION	147 M2

The extended dwelling suits the modern living requirements of the applicants family, and the requirements for working from home.

The proposed development will be used as an extension to the main dwelling and the main dwelling/extension will not be used for multiple occupancy living units or non-residential uses.

The dormer window within the front elevation does not directly face towards any property.

The dormer window within the front elevation faces onto open space.

The materials used will harmonise in colour and texture with the existing dwelling.

No part of the extension overhangs the boundary.

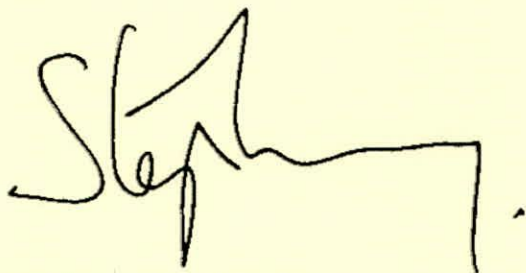
The attic space shall be used as a Home Office / Study room / storage, non-habitable space only.

CONCLUSION

- The proposed development will not injure the amenities of the area, give rise to traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.
- The proposed development is compatible with the overall residential function of the area.
- The proposed development will not create an overlooking issue of the opposing properties.
- The proposed development will not have a negative impact on the existing streetscape.
- The design of the proposed development takes full regard of the adjoining properties, and does not have any effect on their access to daylight and sunlight, or their privacy.

We look forward to hearing from yourselves at your earliest convenience, with your favourable decision.

Regards

A handwritten signature in black ink, appearing to read 'Stephen', followed by a long horizontal line that ends in a vertical stroke, resembling a stylized 'M' or a signature flourish.

STEPHEN MASON (AGENT)
ON BEHALF OF
RICHARD AND GRACE MOORE (APPLICANT)