

DRB Design,
74 Lambourn Park,
Clonsilla,
Dublin 15

Phone: 087 2310726
E Mail: drbdesign@gmail.com

South

DRB Design

Architectural Services

Planning

Design

Land Use Planning & Transportation

30 NOV 2022

South Dublin County Council

Architectural Services
County Council,
Department,
e,

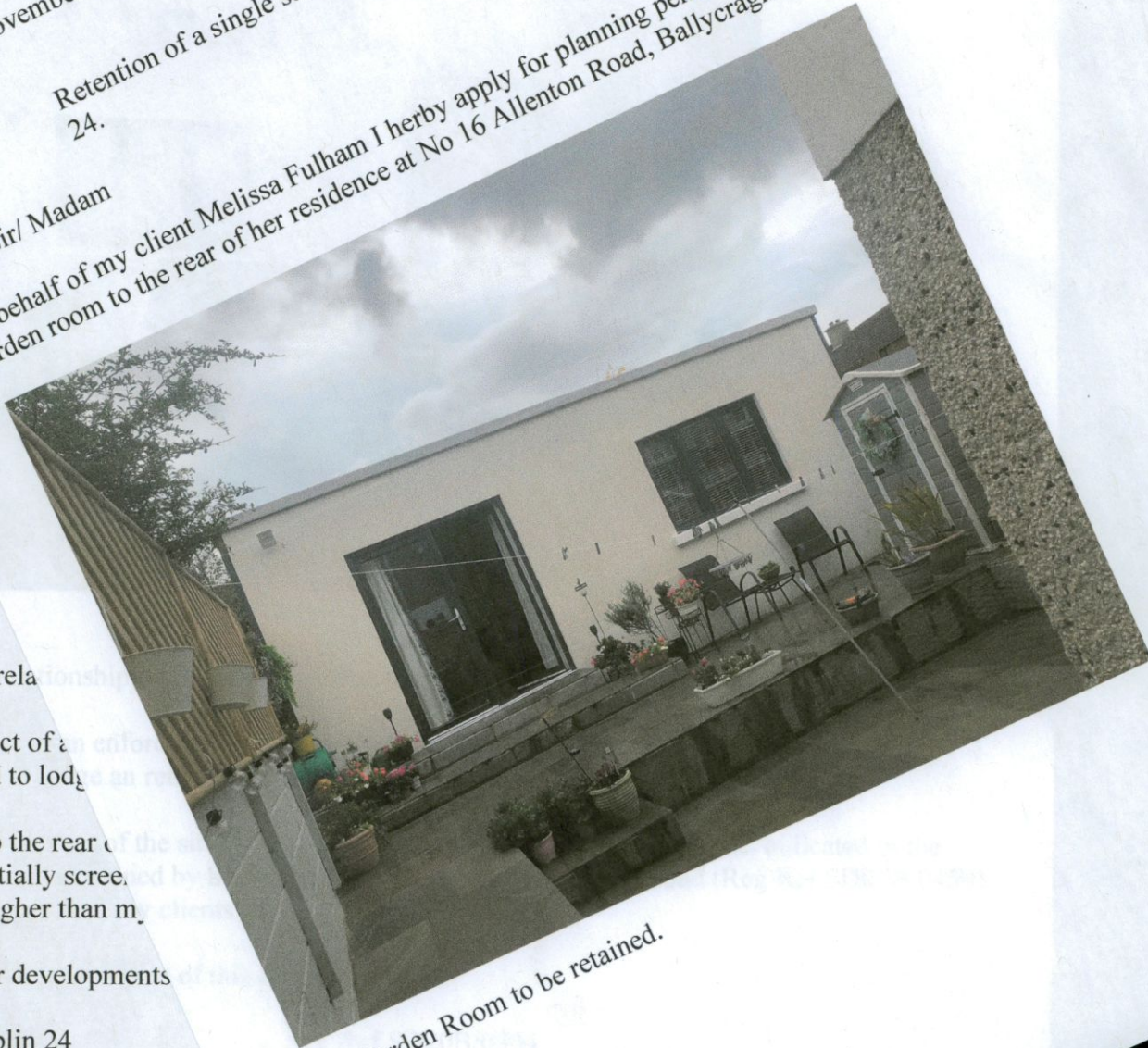
28th November 2022

Re.

Retention of a single storey Garden Room to the Rear of No 16 Allenton Road, Ballycragh Dublin 24.

Dear Sir/ Madam

On behalf of my client Melissa Fulham I hereby apply for planning permission for the retention of a single storey garden room to the rear of her residence at No 16 Allenton Road, Ballycragh Dublin 24.



Rear Garden Room to be retained.

Rear Garden Room showing relationship

This garden room is the subject of an enforcement notice of an area of 25 sq m, it was agreed to lodge an appeal

The garden room is located to the rear of the subject property. The photo above the garden is partially screened by a fence (No 16 Allenton Road and SD08B/0621) which is higher than the garden room.

There are other precedents for developments of this type in the area.

- 24 Knockmeenagh Road, Dublin 24
- 1 Knocklyon Road, Templeogue, Dublin 24
- 5 Monastery Walk, Clondalkin, Dublin 22
- 7 Saint Peters Road, Walkinstown, Dublin 12.

Surface water drainage

The surface water drainage from the roof of the Garden Room will be drained to a 1000 Liter attenuation tank which has a restricted outfall designed to achieve a maximum flow rate of 2 L/s/ Hectare for the subject portion of the site, see attached attenuation calculations and site plan drainage layout.

We contend that the constructed garden room has minimal impact on the neighboring residences as in light of the precedents listed, should be granted planning permission.

We enclose the flowing documentation as part of this application :-

A/ 6 copies of the following drawings

- 22.17—001 Site Location Map
- 22.17—002 Site Plan
- 22.17—003 As built plans
- 22.17—004 As built elevations
- 22.17—005 As built section and elevation.

B/ Attenuation calculation

C/ Site Notice

D/ Application form.

E/ The newspaper add from the Herald dated 29/11/2022

F/ A cheque in the sum of €102.00 made payable to South Dublin County Council.

Yours sincerely.



Daryl Bent DRB Design