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South

Land Use Planning & Transportation
3 0 NOV 2022
South Dublin County Council

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

Date 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 herby 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.



Shed to No 20 Allenton Park, Reg Ref SD08B/0621

Rear Garden Room showing relationship with houses/ gardens to the side and rear.

This garden room is the subject of an enforcement warning letter Ref:- S0916, and as it is larger than the exempted area of 25 sq m, it was agreed to lodge an retention application to regularise the development.

The garden room is located to the rear of the site with an area of 54 sq m (refer to drawings), as indicated in the photo above the garden is partially screened by the shed extension to No 20 Allenton Road (Reg Ref SD07B/0459 and SD08B/0621) which is higher than my clients garden room.

There are other precedents for developments of this size and type

- Reg Ref SD20B/0304
- Reg Ref SD21B/0394
- Reg Ref SD21B/0093
- Reg Ref SD22B/0041
- 24 Knockmearagh 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 is to be drained to an 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 for 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 following 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