

Register Reference: SD22A/0430 **Date:** 08-Dec-2022
Development: Change of use of the existing single storey double bay garage and store building to be used as a one bedroom dwelling with modifications to the front and side of the building to include new solar panels, windows and doors, communal pedestrian access and parking shared with the existing dwelling, reinstatement of boundary walls and pillars and all associated site works.
Location: 7, Rochfort Grove, Lucan, Co. Dublin
Applicant: David & Amanda Cooke
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Recd: 14-Nov-2022
Decision Due Date: 18-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

Proposals to convert an existing garage to a 1 bed dwelling. The existing dwelling would require parking and the proposed would require at least an additional parking space. The access point should be limited to 3.5m width. The additional requirement for a parking space may lead on street parking in a Cul-de sac required for turning. The proposed development would endanger public safety by reason of traffic hazard and road obstruction.

Road's recommend refusal.

Signed: Graham Murphy *Graham Murphy* 16/12/2022

Endorsed: _____ DATE