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

14<sup>th</sup> December 2022

**Re: Planning Application for proposed extension to and refurbishment of 130 Orwell Park View, Templeogue, Dublin 6W.**

Dear Sir/Madam,

We are submitting a planning application on behalf of our clients, Paul Copeland & Laura Faulkner, 130 Orwell Park View, Templeogue, Dublin 6W. We have submitted the following drawings and documents;

- Application Fee of €34.00 Class 2 Development,
- Copy of Newspaper notice (published 14/12/2022),
- Copy of Site Notice (erected 14/12/2022),
- Planning Application Form,
- 6no. copies of drawings as follows;

P-00 Location Plan  
E-01 Existing Site Plan + Section  
E-02 Existing Elevations 1.200  
E-03 Existing Floor Plans  
E-04 Existing Sections  
E-05 Existing Elevations  
P-01 Proposed Site Plan + Section  
P-02 Proposed Elevations 1.200  
P-03 Proposed Floor Plans  
P-04 Proposed Sections  
P-05 Proposed Elevations

## **Compliance with Planning Regulations**

We confirm that prior to lodging this planning application, all relevant drawings were screened by this office with reference to the Planning & Development Regulations, 2001 - 2008 and are consistent with the spirit and intent of same.

In accordance with article 22(2)(a) of S.I. No. 685 of 2006 this planning application is accompanied by a copy of the relevant newspaper and site notice.

In accordance with article 22(2)(b) and (d) of S. I. No. 685 of 2006 this planning application is accompanied by a location map of sufficient size, prepared by RdP Architects, which clearly identifies, at a scale of 1:1,000, the lands which are the subject of this application outlined in red. (Please refer to Drawing. No. P-00 + E-01 + P-01 for further detail).

In accordance with article 22(2)(b) of S. I. No. 685 of 2006 the approximate location of the site notices erected are identified on the Site Location Map P-00, prepared by RdP Architects,

In accordance with article 19(1)(b) of S. I. No. 685 of 2006 the Site Notice has been printed in indelible ink on a white background. The site notice has been erected at A4 Size as indicated on the Site Location Map/Ordnance Survey Map and Existing Site Plan, prepared by RdP Architects (Please refer to Drawing P-00 for further detail).

In accordance with article 23(1)(a) of S. I. No. 685 of 2006, the lands which are the subject of this application are outlined in red on the enclosed Proposed Site Plan at 1:200 scale, prepared by RdP Architects (Please see Drawing No. P-01 for further detail).

## **Subject Site**

No. 130 Orwell Park View, Templeogue, Dublin 6W is a semi-detached two-storey house with approximately 126 sqm. of floor area and consists of ground floor & first floor accommodation, large garage and rear/side single storey extension. The area of the site is approximately 342sqm, with a front and rear garden. The rear garden faces southwest and can be accessed via the house only. The front garden is northeast facing and provides pedestrian and vehicular access off Orwell Park View. The house is set back from the street by 11.4 metres and 12.0 metres for the garage.

## **Proposed Development**

Our Clients wish to modernise this house and extend it to make it suitable as a long-term family home. The proposal is to demolish the existing single-storey side garage and rear extension and replace it with a new two-storey extension to the side and single-storey extension to the rear.

The proposed extension will accommodate a Playroom, WC, Laundry Room and open plan Kitchen/Living /Dining room at Ground Floor Level, and new Master Bedroom & Ensuite at First Floor level.



We propose the extension of the existing roof to the west elevation with 2no. rooflights to the western gable-end and 1no. rooflight to the rear of the main roof.

The proposed new two-storey extension to the side of the property is to be a continuation of the render finish on the existing house. The proposed new single-storey extension to the rear is to be clad with a selected brick finish and a tiled pitch roof to complement its suburban context.

We hope that South Dublin County Council will look favourably upon this application and grant permission for the proposed works and modifications.

Yours Sincerely,



Róisín Power, MRIAI  
RdP Architects

