

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

Date 20th December 2022

Re. Attic conversion to No 34 Crannagh Park, Rathfarnham, Dublin 14

Dear Sir/ Madam

On behalf of my client Elis Ni Chinnseamhain I hereby apply for planning permission for Conversion of her attic storage including changing her existing hipped end roof at a gable end roof, a dormer window to the rear, 3 velux rooflights to the front and a window to the new gable wall, all at roof level to No 34 Crannagh Park, Rathfarnham, Dublin 14

Elis wishes to alter the profile of the end of her house to allow a fully compliant access stairs to her attic storage space and to add a rear dormer window and velux footlights to enhance this storage space.

SITE LOCATION AND DESCRIPTION

Crannagh Park is part of the Crannagh Estate which is a mature estate characterised by large semi detached residences with large gardens; my clients house is located towards the middle of the estate.



34 Crannagh Park

While there have not been any gable conversions applied for within Crannage Park, there are a number of varying roof profiles within the local area, as shown below :-



15 to 21 Crannagh Road, these houses Gable ended and are directly behind my clients residence.



78 Crannagh Road (Reg Ref SD 18B/0504) Gable fronted.



76 Crannagh Road- Gable ended



66 Crannagh Road- Gable fronted.



11 Ballytore Road- Gable fronted
Reg Ref SD12B/0059



34A Ballytore Road- Gable ended.

We also note that the conversion of hipped end roofs to gable ended roofs (or Dutch hipped gables) is a popular intervention within the South Dublin jurisdiction, which are regularly supported by South Dublin County Councils planning grants please see some recent examples listed below :-

No 23 Finnsgrreen, Finnstown Cloisters, Lucan, Co Dublin Reg Ref SD14B/0230.
No 28, Weston Way, Lucan, Co. Dublin Reg Ref SD22B/0114.
No 48, Beechfield Road, Dublin 12 SD21B/0466
No 14, Cappaghmore, Clondalkin, Dublin 22 SD21B/0365

With regard to the rear dormer window we note that planning has been granted to Nos 28 and 30 Crannagh Park (Reg Ref SD14B/0264 and SD11B/0035).

We submit that given the variety of roof profiles locally and the pattern of development granted planning permission by South Dublin County Council the proposed development is in accordance with the Development Plan and accord with proper planning and development in this location.

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

A/ 6 copies of the following drawings

22.41—PL 001	Site Location Map
22.36—PL 002	Site Plan
22.36—PL 003	Proposed plans
22.36—PL 006	Proposed Elevations
22.36—PL 004	Proposed side elevation and section.
22.36—PL 005	Existing plans
22.36—PL 007	Existing elevations.
22.36—PL 009	Existing side elevation and section.

B/ Site Notice

C/ Application form.

D/ The newspaper add from the Herald dated 20/12/2022

E/ A cheque in the sum of €34.00 made payable to South Dublin County Council.

Yours sincerely.



Daryl Bent DRB Design