

250 Harolds Cross Road, Dublin 6W

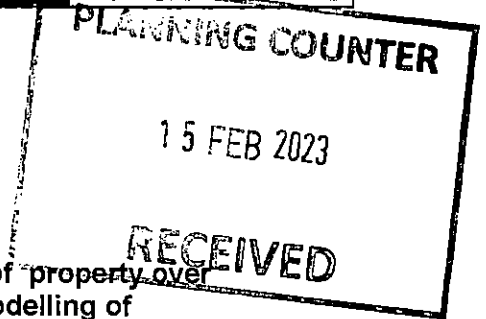
Tel: +353 (0) 1 496 6011  
Fax: +353 (0) 1 496 7018  
www.fdaconsulting.ie  
email: admin@fdaconsulting.ie

# Fitzsimons Doyle & Associates



South Dublin County Council  
Land Use Planning & Transportation Department  
County Hall  
Tallaght

*FD*



## ADDITIONAL INFORMATION AD22B/0468

Retention permission to retain first floor extension to side of property over existing permitted single storey extension and for the re-modelling of fenestration to front elevation at ground floor all at No. 84 Kiltipper Drive Aylesbury Tallaght Dublin D24 RF20

In Response to your SDCC letter dated 14<sup>th</sup> December 2022 requesting Further Information

1. Please find enclosed Drawing no. 22-SD-01 107 rev A showing the width of the vehicular entrance, the total area of the private open space to the rear garden. We show the footprint dimensions of the garden room which total of 22.0m<sup>2</sup>. We confirm the use of the garden room is for part storage (garden tools) and the space behind the glazed element is for a children's play area and is also used for yoga. There is no wc or any water connection to this family space. There is no planning for the garden room as we believe it comes under exempted development to the rear and being under 25.0m<sup>2</sup> and satisfies height restrictions. The remaining open space totals 71.0m<sup>2</sup> and being greater than the average garden in the local area.  
The front entrance however in its original format required a vehicle to mount the pavement and travel over a long portion of public footpath to enter the property. The current arrangement requires a vehicle to cross the footpath with the minimal amount of disruption to the pedestrian. This current arrangement of 7.6m wide has not got a planning permission and we would welcome any suggestions from the transportation section as to an appropriate safe entrance being in mid that this is a hammerhead and the parking by other individuals can at times restrict access.
2. This unit is suitable as an extension to the main property No. 84 and would fall short in many areas. We have revised the plans and elevations to reflect the following
  - (i) The front door is to be bricked up which was granted under permission SD16B/0335
  - (ii) We have created linkages at first floor between the main property and the extended element.

It is not the intension to seek permission for a separate development at this point.

Yours Sincerely John Lone MRIAI



Fitzsimons Doyle & Associates (Consulting Engineers) Limited. Registered in Ireland Reg. No. 131392

DIRECTORS:  
John Doyle  
Andrew Fitzsimons  
Stephen Hynes

Eur. Ing. C. Eng. M.I.C.E. MIEI R. Cons EI Dip. Proj. Man  
B.Sc. Eur. Dip. Eng. Dip. Geotech. Eur. Ing. Dip. Arb. C. Eng. MIEI RConsEI  
Dip. Eng. BSc (Eng) PGrad Dip. (Env Eng) (Fire Safety) C. Eng. MIEI

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## **SCHEDULE OF DOCUMENTATION**

**PLEASE FIND ENCLOSED:**

**6 No Copies of 1:250 Detailed Site Layout Drg No 22-SD-01 107 Rev A**

**6 No Copies of 1:100 Ground and First Floor Plans Drg No 22-SD-01 101 Rev B**

**6 No Copies of 1:100 Front Contiguous and Rear Elevations Drg No 22-SD-01 103 Rev B**



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Dip. Eng. BSc (Eng) PGrad Dip. (Env Eng) (Fire Safety) C. Eng. MIEI