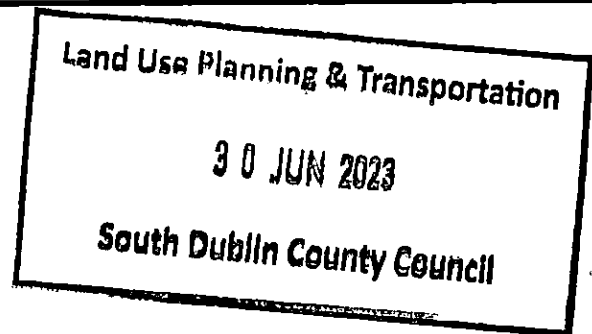


Attn: Pamela Hughes,  
Senior Planner,  
South Dublin County Council,  
Planning Department,  
County Hall,  
Tallaght,  
Dublin 24.  
D24 A3XC



29.06.23

**Re: Applicants: Neil Lawlor & Yvonne Potts**  
**Register Reference: SD22B/0506**  
**Decision Order Number: 0096**

To Whom It May Concern/For the attention of Pamela Hughes – Planner,

Please find enclosed 6 copies of our response in relation to the Additional Information request by South Dublin County Council in relation to planning reference SD22B/0506.

We respect the planning authorities initial guidance and concerns regarding the original proposed design and have made amendments accordingly. However, our clients were extremely disappointed with the SDCOCO request to scale back the proposal so significantly and reduce the two storey to a single storey structure to match the ridge of the main house.

The two-storey proposal element is critical for the applicants expanding family as it provides two bedrooms, essential for the family and occupants. The proposal also allows for a larger more modern, comfortable and spacious family home.

In response to the Additional Information request please note:

1. We have reduced the overall height of the original proposed two storey extension by 1M. Thus further reducing any perceived impact on neighbours. We note this request would result in a development categorised as exempt from a planning application.
  - (a) We have also modified the main extension from a pitched Apex to a lower height flat roof design.
  - (b) We have scaled back the rear overall extension as requested (including reducing the courtyard by 50%) but not in its entirety as the courtyard provides a critical architectural design feature as it allows for light, ventilation and it also breaks the continuous run of extension to the rear.
2. Proposed use of SUDs has been updated and will be implemented as advised.

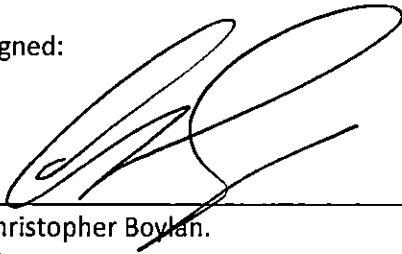
Please note the applicants have made multiple applications and investments in applying for this proposal in the last number of years. Over this period we note other proposed two storey planning applications have been granted in the area.

The applicants would also like the Council to understand their love of the area, community and connection with all amenities in the locality. They are not in a position to move home. They respectfully request the Planning Department further review and reconsider this new proposal.

We are of the opinion that this design does not impact the streetscape, or is visually obtrusive in anyway to surrounding properties. We also note multiple precedent set for similar developments in the immediate vicinity of the application site and have attached photos and planning references for your review.

We trust that this further information satisfies the Council's request. Should you require any further clarifications please contact the undersigned who is acting as agent for the applicants.

Signed:



Christopher Boylan.  
Director.

**Plantech Design Limited.**