



The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Our Ref. FS5/067/22

Your Ref. ABP-315375-22

17th January, 2023

**Re: Whether the demolition of 2 no. existing previously constructed single storey extensions and construction of 1 no. single storey extension and single storey garden room is or is not development or is or is not exempted development. St. Fintan's, Strand Road, Sutton, Dublin 13.**

Dear Sir/Madam,

I refer to your correspondence dated 20<sup>th</sup> December, 2022 regarding the above application.

The Planning Authority's comments are as follows:

The development description is: Demolition of 2 no. existing extensions and the construction of 1 no. single storey extension and single storey garden room.

The extension was assessed under Class 1, Planning and Development Regulations 2001 as amended, Schedule 2, Part 1, Article 6, which states:

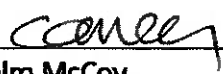
The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

The house fronts onto St Fintan's Road to which the front door faces.

As previously stated, the proposed development relates to a side extension and does not relate to the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house. The existing extension to be side is to be demolished to provide for a courtyard.

An Bord Pleanála is requested to uphold the decision of the Planning Authority with respect to this Section 5 application.

Yours faithfully,

  
Colm McCoy,  
Senior Planner.

Date: 17-01-23