

7 Ardeevin Drive,  
Lucan,  
Co. Dublin  
K78T9D7

14<sup>th</sup> March 2021

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

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**Planning Reference No.: SD21B/0064**

Dear Sir/Madam,

We wish to make a submission on the planning application for 9 Ardeevin Drive, Lucan, County Dublin. The application in question relates to the alteration of an existing dwelling as outlined in the planning application.

We welcome the rejuvenation of this house and the considerable work that is proposed to give this house a new lease of life, to modernise the look and bring it to today's building regulation standards. We acknowledge the desire to expand and find additional space in the context of this design.

While we welcome many aspects of this proposal, we have however considerable concerns about a particular element of the design in both the original submission and in the unsolicited additional information ie the impact that the proposed development, in its current form, would have on our residential amenity. The land use zoning for this area laid out in the County Development Plan 2016-2022 is RES. The objective of this zoning is "to protect and/or improve residential amenity".

The dormer bungalows that form the current streetscape of Ardeevin Drive are designed such that neighbouring houses are a mirror image of each other. As such there are dormer windows on alternate roof sides facing each other and facing the neighbouring house's side wall, which contains no windows or habitable rooms. The proposed development at 9 Ardeevin Drive would move the dormer from the east side of the house to the west side. There are two skylights and two windows (one bathroom, one habitable room) proposed within the dormer construction on the west side. The proposed windows overlook our side entrance, back door and look directly into our kitchen window. There is approximately 5.4m (horizontal) between the two houses.

Here is the current view (standing at our kitchen sink) of the western roof of 9 Ardeevin Drive where the dormer is proposed:



The proposed development does not follow the "South Dublin County Council, Planning Department's House Extension Design Guide" in that it has an overbearing impact, overlooks our side entrance and our kitchen and constitutes a significant loss of privacy to a habitable room. We are unclear as to the impact on light in our kitchen. In addition, the position and scale of the proposed dormer window does not comply with the guidelines in the context of the roof eaves line.

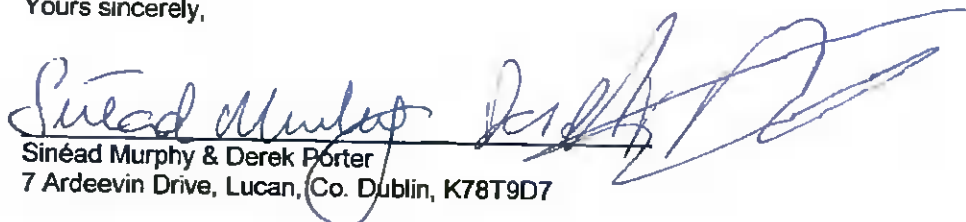
South Dublin County Development Plan, Chapter 2 Housing has as an objective (H18 Objective 1) "To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 of Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide". The proposed development, in its current form, runs contrary to this safeguard is so far as it would seriously and negatively impact on the amenity value of our home as outlined above.

Planning precedent on the street has upheld the importance of maintaining residential amenity in terms of potential overlooking and privacy issues associated with house extensions.

Given all the points outlined above and given the principles of "protection of the residential amenity of existing dwellings" and "sustainable development" we understand that granting of planning permission for this development in its current form would be contradictory to the objectives of the County Development Plan 2016 - 2022 for residential development in RES zoned land.

In conclusion, we appeal to South Dublin County Council to give serious consideration to our submission in making their planning decision. We would ultimately welcome a planning decision that protects our residential amenity while facilitating our neighbours to achieve their new home. Please find enclosed the receipt for the payment of €20 and we would be grateful if you would inform us of your deliberations.

Yours sincerely,

  
Sinéad Murphy & Derek Porter  
7 Ardeevin Drive, Lucan, Co. Dublin, K78T9D7

Sinead Murphy & Derek Porter  
7 Ardeevin Drive  
Lucan  
Co. Dublin  
K78 T9D7

Date: 15-Mar-2021

Dear Sir/Madam,

**Register Ref:** SD21B/0064  
**Development:** Alterations to existing dwelling to include demolition of existing single storey garage; single storey rear extension and garden shed; removal of first floor dormer and chimney; new external insulation ; new windows and roof windows; new dormer to the west; construction of new two storey extension to the east and a single storey extension to the rear of the site: overall increase of the floor area will be 86.55sq.m; all associated site works.  
**Location:** 9 Ardeevin Drive, Lucan, Dublin  
**Applicant:** Rory O'Brien  
**Application Type:** Permission  
**Date Rec'd:** 12-Feb-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdublincoco.ie](http://www.sdublincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdublincoco.ie](http://www.sdublincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named "Notify me of changes" and click on "Subscribe". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley  
for Senior Planner

