

**ARDEEVIN RESIDENTS ASSOCIATION**

Honorary Secretary,  
23 Ardeevin Avenue,  
Lucan  
Co Dublin.  
15-03-2021

Planning Dept.  
South Dublin County Council,  
County Hall, Tallaght,  
Dublin 24.

Planning Application SD21B / 0064 - 9 Ardeevin Drive , Lucan , Co Dublin.

**EXTENSION & ALTERATIONS TO PRIVATE DWELLING AT 9 ARDEEVIN DRIVE.**

Dear Sir/Madam,

We, the committee of Ardeevin Residents Association which represents some 100 houses in Ardeevin Estate, wish to make the following observations on this application.

We wish to state at the outset that we have no objection to this application in principle, provided it does not breach the existing roof line, but we want to highlight a couple of points.

**1. LOCATION AND CONTEXT.**

The application refers to "construction of a new 2 storey extension to the east and a single storey extension to the rear ". It also refers to the subject dwelling as being in a row of similar houses, "all having the same common feature; a height of 2 stories."

The Committee wants to stress that these are not 2 storey houses and does not want to leave that description on the record. Because of the location opposite the grounds and high stone wall boundary of Lucan demesne on the approach road to the village of Lucan, permission for 2 storey houses was specifically refused and as a result there are two rows of dormer bungalows at the front of this estate. The remainder of the estate is 2 storey dwellings.

**2 SPECIFIC APPLICATION.**

Notwithstanding its description as a 2 storey extension, we are satisfied that the plans as submitted are dormer bungalow style and do not materially breach the roof line of the surrounding two rows of dormer bungalows.

However we contend that there are certain aspects which need to be modified. As currently specified, aspects of the plans lead to overlooking of the neighbouring properties, particularly on the west side, which impacts adversely on their enjoyment of their properties and their family privacy.

Our understanding is that it is not policy to allow side windows in rows of closely situated houses in urban settings, as that inevitably impacts on the right to privacy of adjoining properties. Such a permission would set a very undesirable precedent.

There are many examples of plans being refused on that basis and we are somewhat surprised that this particular feature got as far as the application stage in this instance.

We would ask you to take these views into consideration in making your decision.

Yours etc.

Fergus Dolan , Hon Secretary

PS; Please find attached your receipt for €20 as required.

Chairman; Pdraig McGarrigle . Hon. Secretary ; Fergus Dolan Hon Treasurer; Pat Griffin  
Committee; Cliff Butler , Ciaran Byrne, John Gormley, Nancy McSweeney

**Ardeevin Residents Association**  
c/o Fergus Dolan, Secretary  
23 Ardeevin Avenue  
Lucan  
Co. Dublin

**Date:** 16-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

