

Gemma McMahon
12 Hansted Way,
Lucan
Co. Dublin
K78 CK71

30th August 2021

Dear Sir/ Madam

I am writing this letter as I wish to object to a planning application SD21B/0430

10 Hansted Way, Lucan County Dublin

The planning application I am objecting is the proposed extension from the carport to the back garden.

1st objection is that there is a roof shared between the two carports at the back of the two duplex houses, the proposed extension, 10 Hansted Way shares the fascia and guttering, the main drain pipe and shore resides in number 10 Hansted Way, the owner of number 10 Hansted Way wants to remove half of this shared roof to replace with a flat roof. The objection to this, it will cause damage to the structure of the shared garage roof and carport, the guttering will be damaged and is causing a concern with drainage issues. It also changes the original plan of the houses, please see Images attached

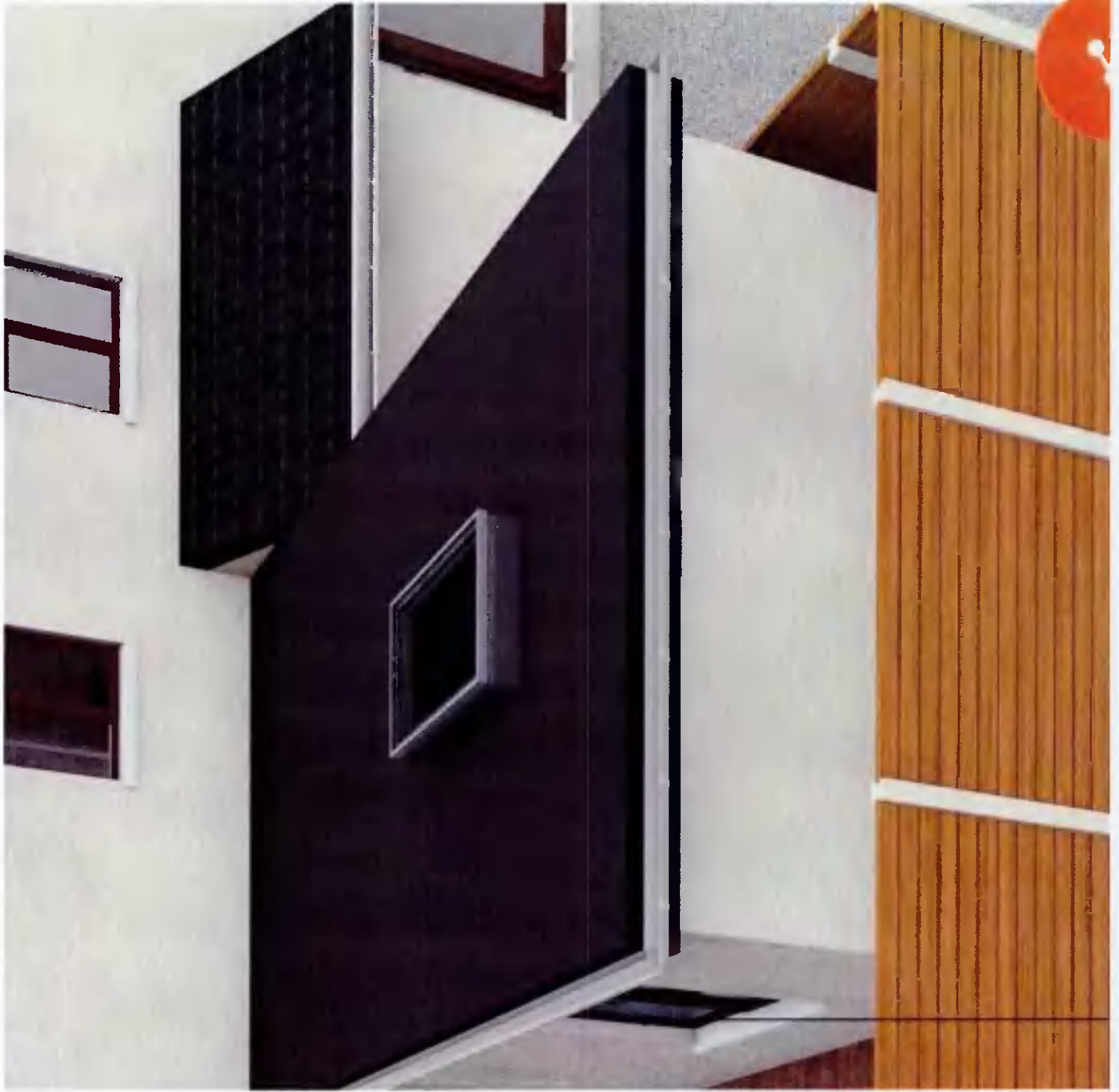
The 2nd objection, the loss of light due to the height of the build, my home is already overshadowed due to the height of the duplex's and apartments all around the house, by placing another building to the side of my garden will impede further daylight and sunshine coming into my home at the kitchen and sitting room. The build will also overshadow my garden and my garden sitting area.

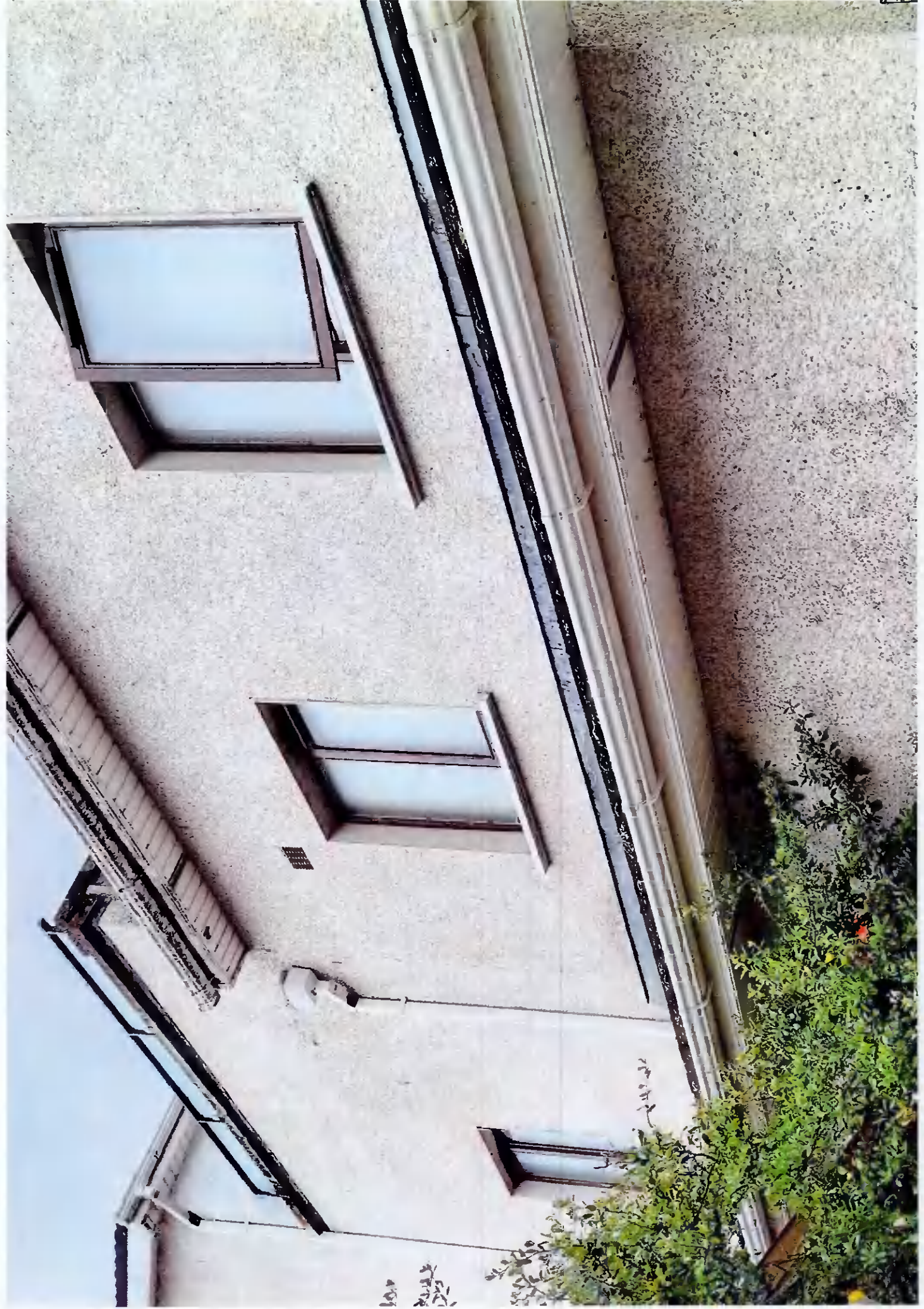
The 3rd objection is noise pollution and privacy, the owner is proposing to build an extension for a new bathroom and bedroom with roof light. This proposed building will be right beside my sitting area in my private garden, it is also very near to my sitting room and kitchen, my upstairs ensuite bathroom window is also quite close to this proposed building, the proposed bedroom roof light will be seen from my bathroom window causing privacy issues for both houses. A flat roof also causes me concern over privacy and safety issues, as flat roofs can be easily accessible and climbed up on.

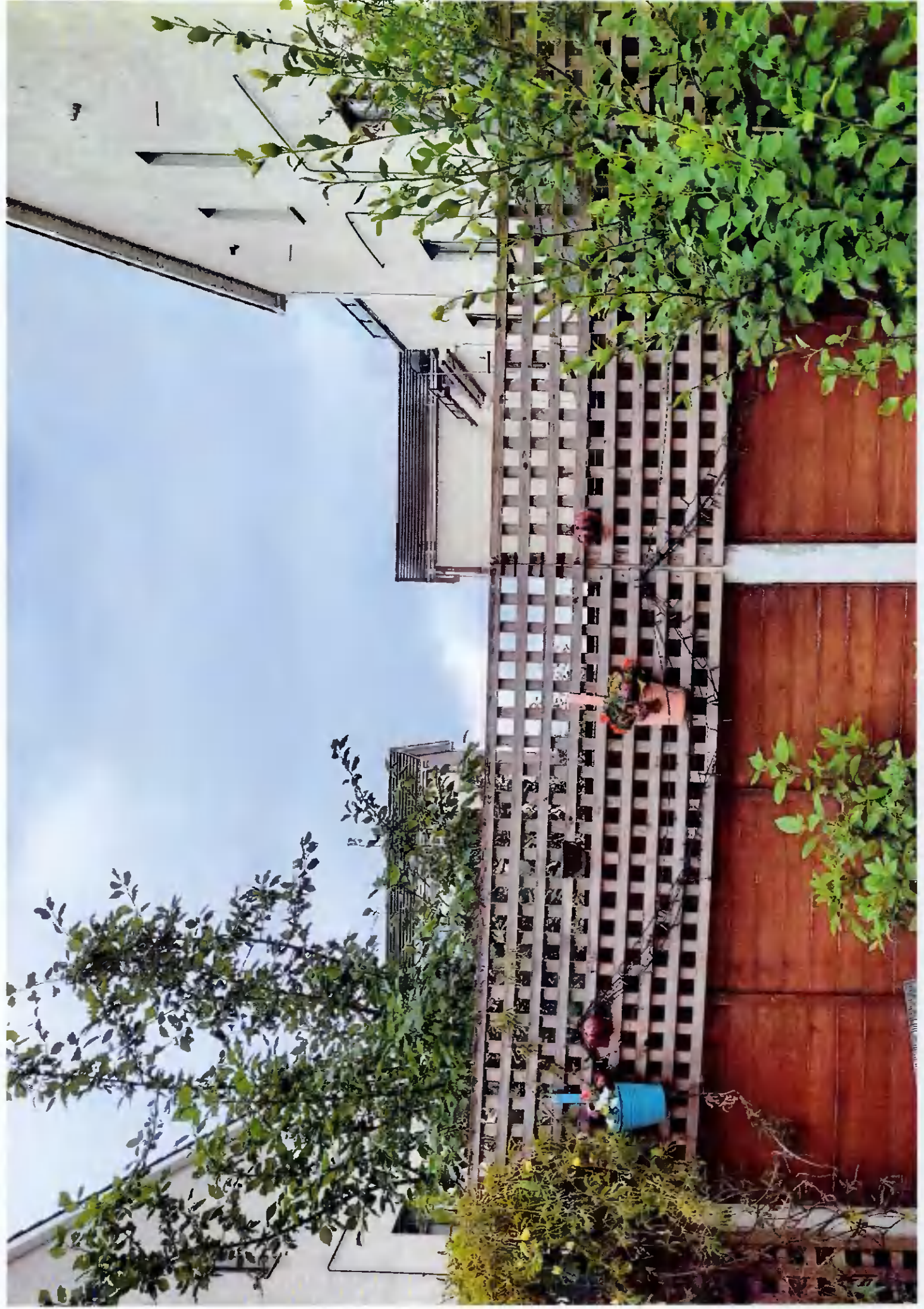
4th Objection is the impact of my property value.

5th Objection is parking, the owner is proposing to convert the carport into a bedroom leaving one car space left for a 3 car household, there is insufficient parking spaces for extra cars to be parked within this area and it will cause issues, the house is in a courtyard environment and parking along the sides of other houses or along side of a road which are not designated car parking spaces will cause further issues with all residents trying to park their cars outside their own homes and will cause issues turning safely around corners especially when children are playing.







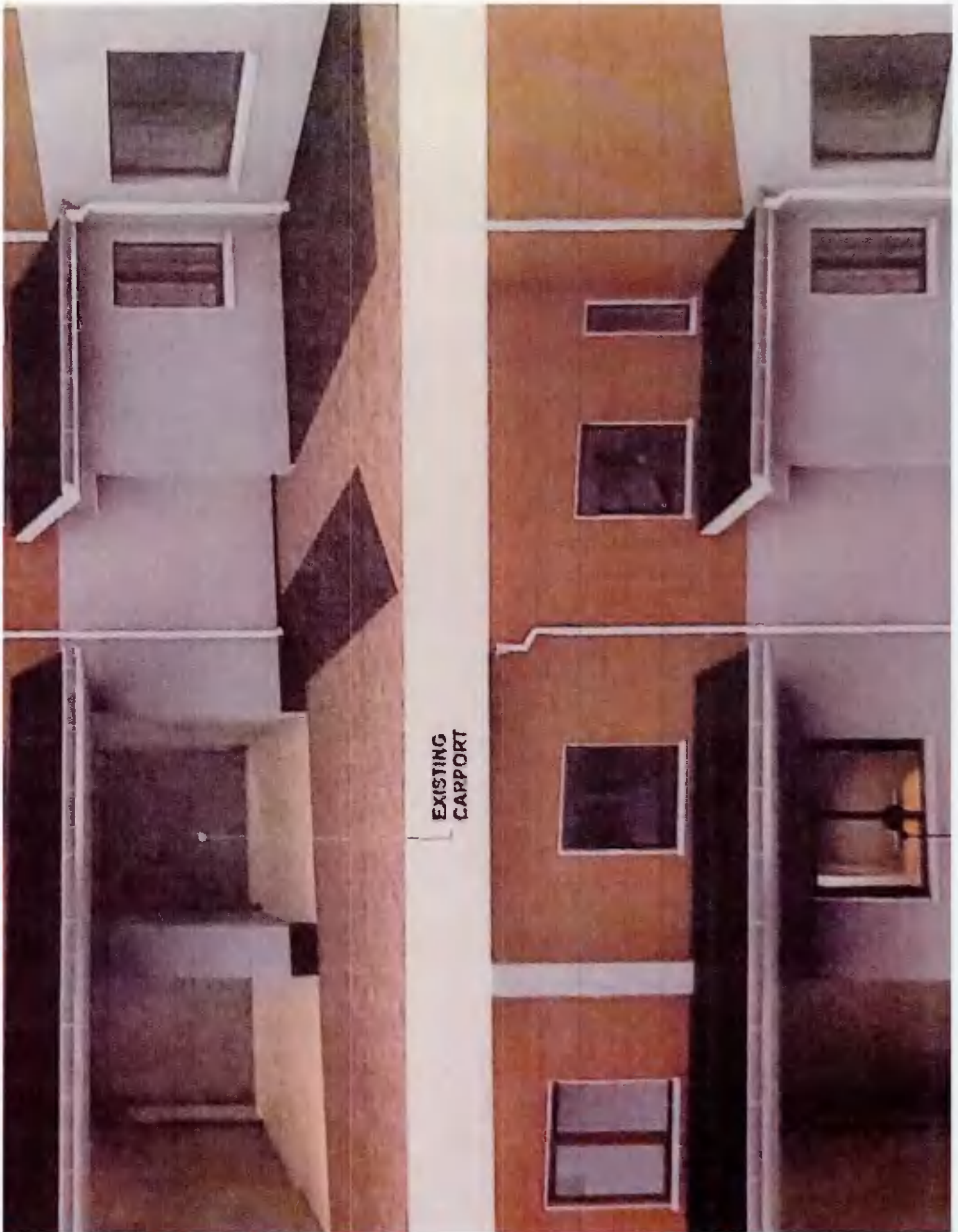




EXISTING
REAR GARDEN

EXISTING REAR
ENTRANCE TO
CARPORT

EXISTING
SHED



EXISTING
CAPPORT



ROOF 1/31



PROPOSED
SITTING ROOM
EXTENSION

PROPOSED
BEDROOM 5

Telephone: 01 4149000

Fax: 01 4149104

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Gemma McMahon
12, Hansted Way
Lucan
Co. Dublin

Date: 02-Sep-2021

Dear Sir/Madam,

Register Ref: SD21B/0430
Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.
Location: 10, Hansted Way, Lucan, Co. Dublin
Applicant: Tracy Palmer
Application Type: Permission
Date Rec'd: 30-Jul-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.sdblincoco.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.sdblincoco.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 contents of a planning application.

Yours faithfully,
M. Crowley
for Senior Planner