

Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC

21 Newlands Park,
Clondalkin,
Dublin 22
D22 DW01
Tel : 0872352523
21-October-2021

Re : Observations on Planning Application SD21B/0504

Application Reference: SD21B/0504

Proposed Development

Demolition of previous flat roof rear extension; single storey mono pitched roof front extension (full width of existing house); single storey flat roof rear extension; conversion of existing garage to habitable use and internal alterations at ground and first floor levels. Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and including dormer window structure within the rear roof slope; rooflights within the front and rear slopes. detached single storey flat roofed shed/home gym building within the rear garden; all necessary ancillary site development works to facilitate this development.

Location: 23 Newlands Park, Clondalkin, D22

Dear Sir/Madam,

We would like to make and submit observations regarding the planning application for 23 Newlands Park, Clondalkin, D22

We live in the adjoining semi-detached home, 21 Newlands Park having moved here 6 years ago.

Our observations are as follows:

- 1) The combined height and depth of the proposed rear extension, 3500+mm x 4340mm, will have an overshadowing effect on our garden and home, particularly since a flat roof rather than a pitched roof is being proposed.
- 2) The proposed detached single story flat roof shed/gym with a height of 3200mm and a length of 7700mm along our boundary will have an overbearing and overshadowing effect. Again we note the use of a flat roof rather than a pitched roof.
- 3) The combined length of the proposed rear extension and detached shed/gym will imply that a large percentage of our boundary will be overshadowed by walls greater than 3m.

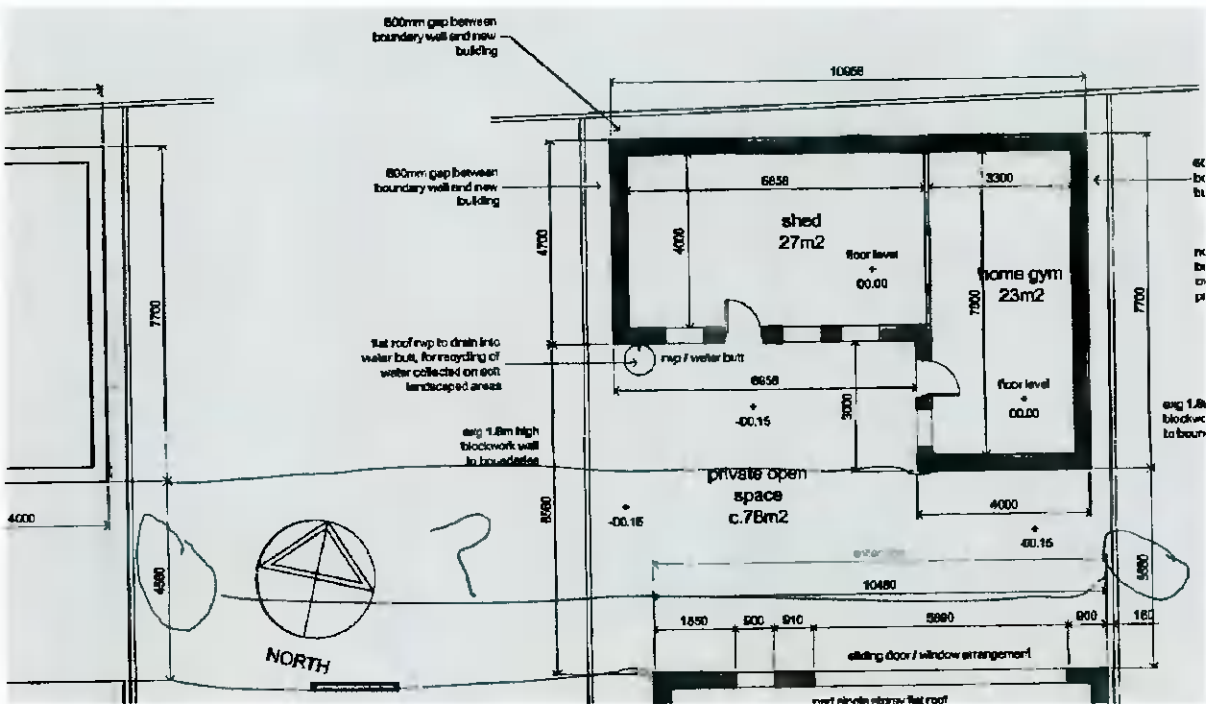
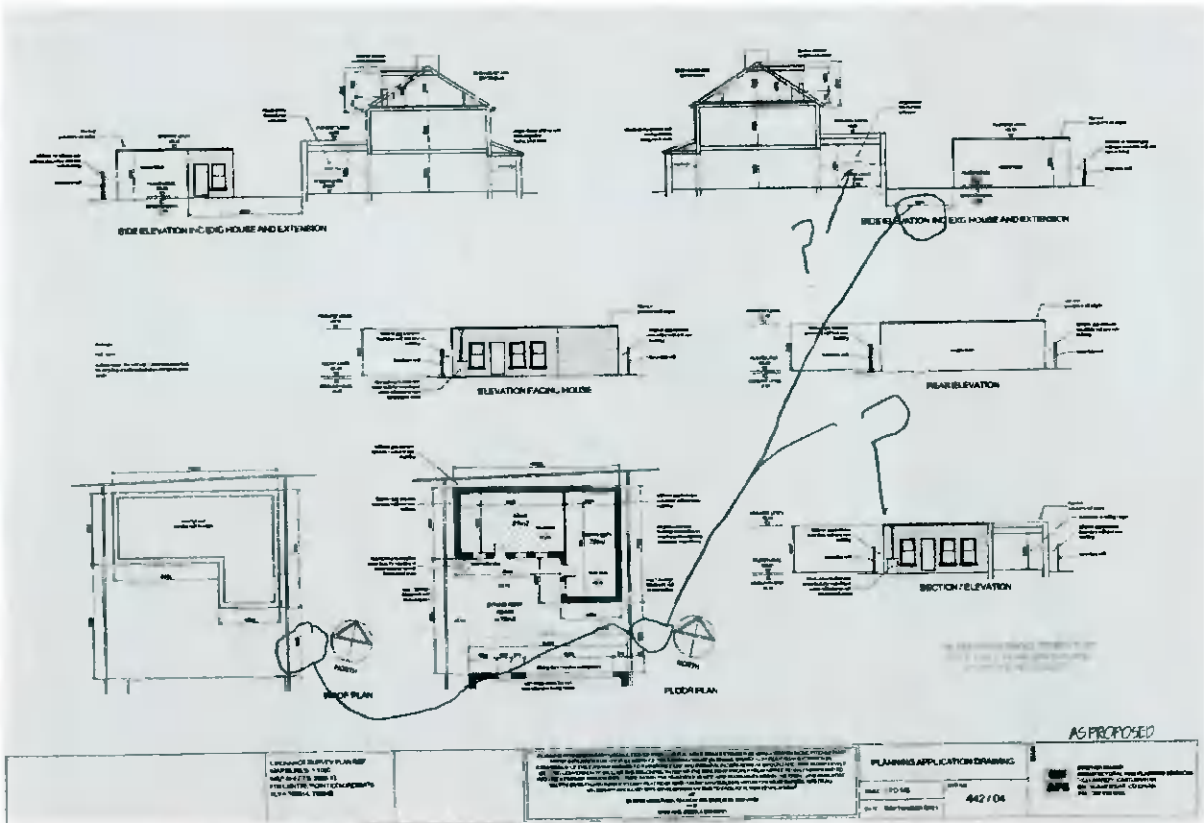
4) The distance between the rear extension and the proposed new building at the rear of the garden is shown on drawing 442/04 as both 4560mm (roof plan) and 5560mm (floor plan and side elevation). The dimension scales at 4560mm.

We trust that these observations will be considered and that all parties can come to an agreeable solution.

A handwritten signature in black ink, appearing to read 'Seamus Kerr', written over a horizontal line.

Seamus Kerr BE, MIEI

Ann Marie Kerr



**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Seamus Kerr
21 Newlands Park,
Clondalkin,
Dublin 22**

Date: 02-Nov-2021

Dear Sir/Madam,

Register Ref: SD21B/0504
Development: Demolition of previous flat roof rear extension; single storey mono pitched roof front extension (full width of existing house); single storey flat roof rear extension; conversion of existing garage to habitable use and internal alterations at ground and first floor levels; Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and including dormer window structure within the rear roof slope ; rooflights within the front and rear slopes; detached single storey flat roofed shed/home gym building within the rear garden; all nessecary ancillary site development works to facilitate this development.
Location: 23 Newlands Park, Clondalkin, Dublin 22.
Applicant: Dave and Jessica Doherty
Application Type: Permission
Date Rec'd: 23-Sep-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 Pleanala 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. Furney
for Senior Planner