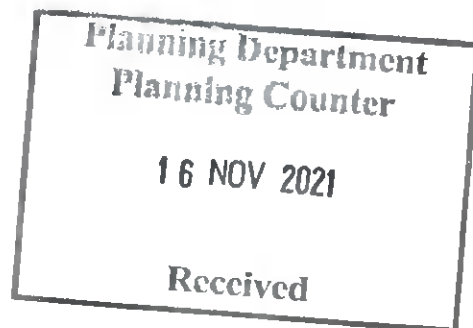


12 November 2021

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24



Dear Sir / Madam ,

Ref: Planning Application SD21B/0538, 33 Crannagh Park, Rathfarnham, Dublin 14

We Sheehan & Barry of 88 Ranelagh, Dublin 6, submit the following observations on the above development on behalf of Paul & Tanya Smyth, owners & occupiers of 35 Crannagh Park, immediately to the east of the above.

We have reviewed the South Dublin County Council Development Plan and the House Extension Design Guide. in particular where it relates to side extensions. The guidance states that extensions should:

- Respect the appearance and character of the area.
- Not overlook, overshadow or have an overbearing impact on neighbouring properties.
- Locate extensions. particularly if higher than one storey away from neighbouring property boundaries. As a rule of thumb a separation distance of approx 1m from site boundary per 3m of height should be achieved.
- Avoid creating a terraced effect and awkward joint between the rooflines of two adjacent properties if building up to the party wall.

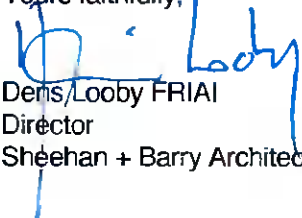
Our observations are as follows:

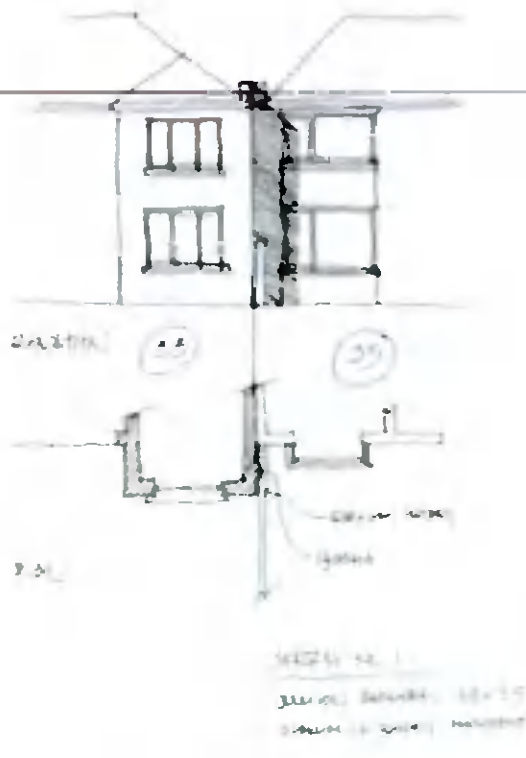
1. The drawings as submitted do not contain contiguous plans or elevations of the adjoining properties, existing or proposed. There is in our opinion insufficient information to assess the impact of the proposed development on our clients property.
2. The plans as submitted do not indicate section lines and do not show external dimensions, i.e. overall dimensions of the proposed extensions.
3. The two storey extension to the side of No 33 and directly abutting No 35, projects approx 1300 mm (not dimensioned) beyond the front building line of both houses. This projection will in our opinion "over-shadow and have an overbearing impact" on the adjoining ground and first floor windows of No 35. The daylight levels and enjoyment of west light in these rooms will be adversely affected. See attached sketch No.1.
4. Our clients in constructing a first floor extension over their garage conversion kept the established front building and were respectful of neighbouring properties in their design. We respectfully request that the planning authority review the proposed drawings and in particular the plans to come forward of the building line of our clients property.
5. The scale and form of the proposed two storey extension does not "respect the appearance and character of the area" and creates "a terraced effect and awkward joint" between the roofline and front elevation of our clients adjacent property.

6. The drawings do not indicate how rainwater from the pitched roof of the rear extension or from the eastern pitch of the projecting bay is to be dealt with. The side elevation does not indicate how the brickwork to the front, at ground floor level is to be terminated.
7. The construction of the two storey projection tight to the boundary at the front of No 33 will affect the shared garden wall between the properties which currently houses our clients gas and electricity connections. Any works should be set within the applicants property and behind the shared wall and in this regard our clients do not give their consent to removal of this wall.
8. We have examined the pattern of development on this and adjoining roads and also reviewed the online planning database and note that there are no such extensions coming forward of the established building line.

Our clients do not object to this development in principal, however the above issues, in particular those relating to the scale and form of the projecting element to the front are of serious concern and will have a negative impact on the appearance, and their enjoyment, of their home. We respectfully request that you seek revisions to the submitted scheme to address our clients concerns and to bring the proposal in line with the recommendations contained in South Dublin Co Co House Extension Design Guide.

Yours faithfully,


 Denis/Looby FRIAI
 Director
 Sheehan + Barry Architects



An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

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

**Sheehan & Barry Architects
Sheehan & Barry Architects,
88 Ranelagh Village,
Dublin 6.**

Date: 16-Nov-2021

Dear Sir/Madam,

Register Ref: SD21B/0538

Development: Conversion of garage to side of existing dwelling with first floor extension over with both extending to front of dwelling; ground floor bay window extension of existing living room to front with covered porch area; conversion of attic and dormer to rear of existing roof; single storey extension to rear with internal alterations; single storey rear garden room & shed circa 40sq.m and all associated site works.

Location: 33. Crannagh Park. Dublin 14

Applicant: Orla Dooley

Application Type: Permission

Date Rec'd: 20-Oct-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. Furney
for Senior Planner