

Fiona and David Cullen  
34 Ballytore Road,  
Rathfarnham,  
Dublin 14.

**Re: Observation in Respect of SD21B/0538**

**Proposed 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 at 33 Crannagh Park, Rathfarnham, Dublin 14.

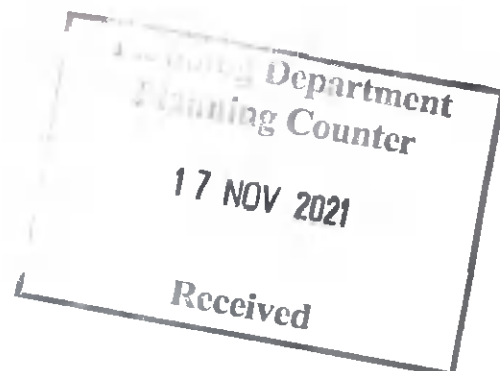
Dear Sir/Madam,

As the residents of the property situated to the rear of No. 33 Crannagh Park, I would request that the Planning Authority take our concerns in respect of the proposed works into consideration in their deliberations.

- 1.) The proposed attic room incorporates a very large dormer window which is excessive in scale having regard to the remaining roof footprint. The scale of the dormer window will be oppressive and will considerably overlook our garden and rear living space.
- 2.) Whilst the drawings have indicated that the floor space of the second floor is to be used at an attic, the floor to ceiling height, scale of the dormer window and the provision of stairs indicate that this room will be used as living space rather than for storage. Consequently, the excessive scale of the dormer window and the use of the room for purposes other than storage would give rise to overlooking of our property and would impact negatively upon our enjoyment of our property.
- 3.) We would respectfully request that the Planning Authority omit the dormer window from any decision to grant permission for development on the site.

Kindest Regards,

  
Fiona & David Cullen



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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Fiona & David Cullen  
34, Ballytore Road  
Rathfarnham  
Dublin 14**

**Date: 18-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](http://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](http://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**