



MICHAEL CONNOLLY ARCHITECTS

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3rd December 2021

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

OUR CLIENTS: Sarah and Michael Faley of 42 College Park, Dublin 6W

Tel: 086 320 0126 Email: sarahfaley@gmail.com

REFERENCE: Application SD21B/0559

2 storey extensions to rear of existing dwelling with kitchen and living area on ground floor; 2 bedrooms, en-suite bathroom and family bathroom on first floor at 44 College Park, Dublin 6W

APPLICANT: John and Amy Cannon

In compliance with Clause 35. (1) (c) (v) of the Planning and Development Regulations and on behalf of our Clients, Sarah and Michael Faley, we wish to make several observations and record our serious concerns regarding the development as proposed in the drawings and other information submitted to South Dublin County Council on 2nd November 2021.

Our clients' home is situated contiguous to and immediately to the east of the proposed development and will be detrimentally affected should this application be permitted. We set out below the particulars of our observation.

PREVIOUS APPLICATION

This application follows on the Refusal by SDCC of application Planning Register Reference: SD21B/0122 which was upheld by An Bord Pleanala under Reference ABP-310341-21. Our Clients made a submission to ABP in support of the decision by SDCC to refuse permission.

The current application is substantially the same as that previously submitted with a reduction in the proposed depth of the extensions from 5400mm to 5000mm at Ground Floor and from 5400mm at 3200mm at first floor. There is no change to the location directly on our clients' boundary.

In recommending Refusal of the applicants' appeal the Planning Inspector for An Bord Pleanala recommended that

It is considered by reason of height and depth of the proposed extension on the party boundary with No. 42 College Park, and its proximity to No. 46 College Park, that the proposed development would give rise to excessive overshadowing and overbearance relative to those adjoining properties. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and be contrary to the proper planning and sustainable development of the area.



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Michael Connolly: Dip. Arch., B.Arch.Sc., FCI Arb., FRIAI

V.A.T. No. 3634460W

in regard to the first-floor element of the proposal, the Planning Inspector stated.

As part of their appeal submission, the Applicant offered to reduce the first-floor extension in length by 1.2m, and submitted a revised drawing in this respect. I do not consider that this modification would satisfactorily address the previously raised concerns.

OBSERVATIONS

This application maintains an extension above ground level which projects 3000mm into the rear gardens along the party boundary. This will be overbearing and visually oppressive onto the rear private garden of No. 42.

The SDCC House Extension Design Guide (2010) states that it is an objective to prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property. There has been no effort made in this application to demonstrate that the loss of direct sun light to the rear garden of No. 42 particularly from the south and west will not be significantly reduced. As indicated in the ABP Inspectors Report, there would be a potential loss of late afternoon and evening sunlight.

We are of the opinion that the shadow casting from the proposed extension will be constant throughout most of every day of the year due to the overbearing character of the extension.



IEWS OF No. 44 and BOUNDARY FROM REAR GARDEN OF NO. 42

The changes made in this new application are not sufficient to address the serious concerns of our clients. We therefore request that South Dublin County Council to take our observations into consideration in making its decision. We enclose herewith statutory fee in the amount of € 20.00.

Yours sincerely,


MICHAEL CONNOLLY FRIAL

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

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

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

**Sarah & Michael Faley
42, College Park
Dublin 6W**

Date: 08-Dec-2021

Dear Sir/Madam,

Register Ref: SD21B/0559
Development: 2 storey extension to rear of existing dwelling with kitchen and living area on ground floor; 2 bedrooms, en-suite bathroom and family bathroom on first floor.
Location: 44, College Park, Dublin 6w
Applicant: John & Amy Cannon
Application Type: Permission
Date Rec'd: 02-Nov-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.