

Neil & Maria Johnstone

31 Hillsbrook Drive
Perrystown
Dublin 12, D12 AP86

7th December 2021

South Dublin County Council

County Hall Tallaght
Dublin 24, D24 A3XC

With reference to Planning Application: SD21A/0300

Dear South Dublin County Council – Planning Dept

I write with regard to the proposed development of 19 Hillsbrook Drive, Perrystown, Dublin 12. I would like to object to the current plans based on the following observations:

- The nature of the development is not in keeping with the current housing within Hillsbrook Drive. I appreciate that the proposal is an “extension” of the current apartments on Muckross Avenue; however, the new apartments will dominant the end of terrace vista of Hillsbrook Drive.
- The mix of 2 x studio apartments and 1 x 2 bed apartment does not fit with the current provision of accommodation in the area. The area is predominately 3 bed semi-detached or terraced housing to house either older retired people or next generation young families. A development containing studio apartments suggests a provision of accommodation directed towards students or single persons.
- The apartment development does not provide for sufficient parking for the accommodation proposed. This is especially relevant considering that locals already park their vehicles on the pavement causing obstruction to pedestrians, buggies, wheel chairs etc. This can be observed on a daily basis on the pavements of Hillsbrook Drive and the paving directly adjacent to 48A Muckross Avenue. Note 1: As studio apartments are generally provided for single persons; this development would require a minimum 3 x parking spaces or a minimum of 1 space per dwelling but could, potentially require 6 spaces based on 3 apartments of co-habitation or 7 based on 3-person 2-bedroom apartment mix. Note 2: The only defined parking is assigned to the ground floor studio apartment with no parking provision for the 2-bedroom apartment or the first-floor studio apartment.
- There is a long-standing issue with sewerage on Hillsbrook Drive. The addition of 3 new dwellings and associated services has not been considered within the planning application.
- The development has proposed a first-floor terrace that will look directly into the front living rooms, gardens and bedrooms of the properties on the street. This “feature” is not in keeping with the architecture of the street or area and is unwanted invasion of the resident’s privacy.

- The architectural design of the property on Hillsbrook Drive is substantially different from any other house either on Hillsbrook Drive or the greater area. For example, there are no properties in the area with a single door and narrow bathroom window as the only features on the "face" of the property.
- The planning application for the first-floor terrace of the proposed development blatantly boasts that it will "maximise surveillance of the public domain"; could I ask the benefit this will fulfil for the local residents? As per my previous point, this is unwanted invasion of the resident's privacy.
- The application suggests the potential change in purpose for the studio apartment on Muckcross Avenue from residential to commercial. To facilitate, the design proposed appears to reflect a "converted shopfront" appearance in advance of the consent required. In my opinion, the "shopfront elevation" does not promote positive social interaction at the street corner, sunny or otherwise. If the window sill of the studio apartment is to be used as a "public amenity/bench" or potential opportunity for anti-social behaviour, then I would ask whether this would be the preference of the residents of either the studio apartment, the residents of Muckcross Avenue or adjacent residents of Hillsbrook Avenue.
- The development provides no external, usable space for the residents of the apartments with only "communal" space of no fixed ownership which, as the properties are targeted towards the rental sector, will most likely be unmaintained unless subject to contracted management company or equivalent. This will most likely exacerbate the eye-sore of the proposed property on Hillsbrook Drive.
- The private amenity space of the ground-floor studio apartment on Muckcross Avenue would be unused if this unit was converted to commercial use. Equally, the outdoor space is approximately 50% of the internal living space of the studio which would suggest that land area within the footprint of 19 Hillsbrook Drive has been over utilized for inappropriate housing type. The typical use of end of terrace plots within Perrystown is either the extension of the current dwelling for family purposes or the placement of an additional 3-bedroom house in keeping with the style and purpose of the area.
- The planning application refers to "2 studio apartments measuring 41m² and 43m² each"; however, the proposed floor plans indicate that the actual area is actually less than the 37m² minimum for a studio apartment and much less than the required 45m² for a one-bedroom apartment or the desired 10% increase to the minimum requirements. Note 1: 66% of this development is comprised of studio apartments which does not fulfil the requirements of the profile of the local residential mix and exceeds the recommended development proportion of 50%. Note 2: The provision of 40m² for studio apartments is acceptable only for "certain developments" which I do not believe this satisfies. Note 3: Assuming this location is defined as suburban or intermediate, it is expected that a minimum of 50% dual aspect apartments are provisioned in a single scheme, this is not the case.

Please confirm receipt of my objection in due course.

I attach a copy of my objection fee (Receipt No: T4/0/692387)

Kind regards

Neil & Maria Johnstone

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

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

**Neil & Maria Johnstone
31, Hillsbrook Drive
Dublin 12**

Date: 08-Dec-2021

Dear Sir/Madam,

Register Ref: SD21A/0300
Development: Demolition of the existing single storey 33sq.m apartment at 19A Hillsbrook Drive; construction of a new semi-detached, residential 2 storey apartment development comprising 3 units; existing house at 19 Hillsbrook drive is to be retained with its own vehicle access and off-street parking; 2 studio apartments measuring 41sq.m and 43sq.m and a 2-bed apartment measuring 85sq.m with a first-floor terrace are to be provided including cycle parking, refuse storage, landscaped private and communal amenity areas; all necessary and associated siteworks.
Location: 19, Hillsbrook Drive, Perrystown, Dublin 12
Applicant: Ashbrook Excellence Ltd.
Application Type: Permission
Date Rec'd: 04-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.sdublincoco.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.sdublincoco.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