

15<sup>th</sup> December 2021

**To whom it concerns / Planning submissions department**

We are writing to you with regards to a planning application, for a site at the side of 48 Templeroan Way D16 R8C3.

We wish to object to the following development.

**Planning Application SD21A/0314**

**Objections**

1 With the addition of these two houses there will be a big change in the density of houses at the end of Templeroan Way and that it will give a very high density at the end of the cul-de-sac.

This is in contravention of SDCC Development Plan 2016-2022

11.3.2 Residential Consolidation

2 In the photomontage submitted, the colour of the render of the front elevation is white! The red brick on the front, is not continued to the roof level as with all other houses. This will look very different from the other houses on the road.

This is in contravention of SDCC Development Plan 2016 – 2022.

11.3.2 Residential

Consolidation

3 For the third time, the new plans submitted again show two Front elevations. It is unclear which is the correct one. It is unclear what the front of the houses will look like (apart from two opaque windows, not in keeping with the existing development). This again shows a very careless approach to the planning process.

On the supplied plans(Elevations-6549463), Drawing No. 20026-210, Proposed Contiguous Elevations, there are two SIDE elevations.

On the supplied plans(Elevations-6549463), Drawing No. 20026-211, Proposed Contiguous Elevations, there are two FRONT elevations.

The plans show a bathroom upstairs over the hall. It does not have an opaque window.

4 The builder and his architect appear to be confused regarding the number of parking spaces. Their letter indicates a revised parking strategy (Drawings-General-6549466), which applies for one parking space for each house. The plans submitted, Drawings-General-6549466, indicates three parking spaces and Section 14 of the SDCC Planning Application Form, specifies 4 car parking spaces. This has already been rejected by the council. Confusion like this, in the planning application, works against members of the public submitting planning objections.

5 The document Landscape Plans-6549468, indicates in yellow, that the surface used for the parking spaces, permeable paving, will be continued all around the house. This will provide hardstanding for four cars, which has already been refused (SD21A/0124).

The same document, Landscape Plans-6549468 shows existing green planting retained. This will interfere with sight lines when exiting the property. One drawing shows how the cars can reverse onto the road. This manoeuvre would be very dangerous because of the proximity of other entrances and very bad sight lines.

The exit / entrance to the property is already in conflict with the exit to Number 48 Templeroan Way. Cars exiting from 48 have to drive along the public footpath for approximately 3 meters in order to access the roadway.

In your NOTIFICATION OF DECISION TO REFUSE PERMISSION, Decision Order No. 0906, at section 2, you quite rightly say that,

“insufficient space would be provided within the application site for the parking of four cars to meet parking standards in a safe manner and in particular would prevent car occupants from safely accessing and egressing parked vehicles due to the restricted nature of the site which in turn could lead to traffic displacement in the surrounding area.

In addition to this, the proposed entrance would impede access to the existing vehicular access of the neighbouring property and vice versa. These factors would lead to a traffic hazard and unsafe conditions for pedestrians and therefore the proposed development would be contrary to the proper planning and sustainable development of the area”.

6 According to the Record of Executive Business and Chief Executive's Order (Chief Executives Order-6522562)

#### Residential Amenity

The reason for refusal regarding residential amenity in application SD21A/0124 centred on the impact of the proposal on the amenity of the neighbouring property to the north-west including habitable room windows. This has not been addressed by the new application. The failure of the dwellings to integrate and respond to the surrounding context is still a cause for concern.

Especially the fact that the bathrooms in both houses have a window over the hallway. These windows, by necessity, will have to have opaque glass (not on plans). This will be visually jarring to the façade of all houses on Templeroan Way.

There are still concerns with the impact on neighbouring residential amenity, from loss of light, overshadowing and an unacceptable sense of enclosure, due to the overdevelopment of the site.

7 In his document, Application - Cover Letter-6549473 (1), the architect seeks to establish that the houses "sit comfortably within the existing site context". This is untrue as ;

- 1 There are no 2 bedroom houses in this part of the estate.
- 2 The finish on the houses does not match the finish on all other houses on Templeroan Way. The other houses are half red brick to the roof level.

8 The Planning Policy Development Plan 2016 – 2022 in section 16.10.9, states that:

The planning authority will have regard to the following criteria in assessing proposals for the development of corner / side garden sites:

- 1 The character of the street.

Templeroan Way is all 4 bed houses.

- 2 Compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings.

All houses on Templeroan Way are half a red brick finish to the roof level.

- 3 Impact on the residential amenities of adjoining sites.

The increased number of cars will make worse an already bad traffic and parking situation.

- 4 Open space standards and refuse standards for both existing and proposed dwellings.

This will mean an extra 4 bins at the end of Templeroan Way.

- 5 The provision of appropriate car parking facilities, and a safe means of access to and exiting from the site.

The plans provide space for the parking of 4/5 cars. Even 2 cars will have difficulty exiting safely and with young children in neighbouring houses this is a huge concern for their safety.

9 We believe that the proposed plans constitute an overdevelopment of the site. The site is elevated above Ballyboden Way and as such the addition of these two dwellings in a prominent location would mean that they would be highly visible and loom over a number of vantage points in the surrounding area.

10 In a communication on 1 May 2021 from Mr. Tony Walsh, the builder, indicated that the render colour would be marigold / white. All the houses on Templeroan Way are marigold. White would not be in keeping with the existing properties.

11 Our son who has a disability avails of transport to his centre has been told his bus is already having difficulty turning in the cul de sac due to congestion of cars from the rented accommodation and the already additional build granted across the road. Allowing two two bed houses could allow for a maximum of 8 cars, not counting visitors, will result in him being unable to avail of the bus, or having to weather the start of his journey at the top of the road/estate. This alone highlights the impact of over developing such a small area in an already small cul de sac. More people are also working from home since Covid which will mean more cars being based in this residential setting.

The point that the application cover letter (Application - Cover Letter-6549473) make regarding local residents wanting to downsize -

1. I have never met or heard of any local residents whose desire it is to downsize.
2. Given the price of property in this area, there would not be sufficient financial gain in downsizing.

There are already 40 two-bed houses in the area, with another substantial developing site on the Scholarstown road close by. Given the price of 3 / 4 bedroom houses locally there would be little financial benefit to downsizing in Templeroan.

The initial planning permission (SD19A/0060) that was granted for this site was for a single four-bedroom dwelling which would have been much more in keeping with the rest of the road and the estate. We feel that this new planning permission will radically upset the balance of houses in the area, risk the safety of young neighbouring children and further overdevelop what is already a compromised area, and therefore should be refused.

Yours faithfully,

Siobhan and Ciaran O'Driscoll

36 Templeroan Way,

Knocklyon, D16 N9R3.

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

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

**Siobhan & Ciaran O'Driscoll  
36 Templeroan Way,  
Knocklyon,  
Dublin 16.**

**Date: 16-Dec-2021**

Dear Sir/Madam,

**Register Ref:** SD21A/0314  
**Development:** Construction of two 2-storey semi-detached 2-bedroom dwellings with vehicular entrance from Templeroan Way; all associated site, landscaping, boundary and ancillary works.  
**Location:** 48, Templeroan Way, Knocklyon, Dublin 16  
**Applicant:** Tony Walsh  
**Application Type:** Permission  
**Date Rec'd:** 18-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](http://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](http://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**