

To Whom it may concern,

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

Planning ref no; SD21A/0314

The council has already refused a planning application twice for two semi-detached houses on this site.

We object to the new planning application on the following grounds:

1. We feel that with the addition of these 2 houses there will be a big change of the density of houses at the end of Templeroan Way which would also mean 2 houses over looking our property instead of one.
2. These new plans submitted again showed 2 front elevations. We are unsure which is the correct one! We don't know what the front of the houses will look like. We feel that this again shows a careless approach to the planning process.
3. No:48 Templeroan Way is rented which has 5 rentable rooms. We are very concerned about the addition of 2 more houses which could also be rented adding more people and greater noise level. This could also affect sale value of our home.
4. We believe that the proposed plans constitute an over development of the sight. The sight is elevated above Ballyboden Way and as such addition of these 2 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.
5. Separation distance of 22 meters should generally be provided between directly opposing between ground floor windows. Section 10 of the Urban Design Manual (2009). These houses will result in harmful over looking between directly facing habitable room windows! To the properties to the north east and south west of the application sight. The proposed development is over the development of the sight. This is contrary to disowning plan to the area. SDCC Development Plan 2016-2022.

The extant planning permission (SD19A/0060) that was granted for this flight was for a single four-bedroom dwelling that would have been much more in keeping to the rest of the roads and the estate. We feel that this new planning permission will radically upset the balance of houses in the area and therefore should be refused.

Your faithfully,

Tony & Gillian Cousins
57 Templeroan Drive,
Rathfarnham,
Dublin 16
D16 AY19

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

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

**Tony & Gillian Cousins
57, Templeroan Drive
Rathfarnham
Dublin 16
D16 AY19**

Date: 20-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.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**