

To whom it may concern

We are writing to you today concerning an application for planning permission for a site at 48 Templeroan Way, Rathfarnham D16 R8C3

**Planning Reference Number: SD21A/0314**

**Planning Objection Receipt Number: T4/0/693317**

**We object to this planning application on the following grounds:**

The proposed houses will be **unduly prominent and would be visually obtrusive, altering the character of the estate and ultimately it is our view that this planning application has, in substance not changed from the previous two applications which ultimately determined that the proposal of two houses into such a site was a complete overdevelopment of the site. The proposal is in effect squeezing two houses into a very small site, and as such remains a complete overdevelopment of the site, and will damage the character of the area.** In particular, the housing structure and layout of the surrounding property is not aligned with the existing houses on the street. As noted in the previous application rejections by SDCC (SD20A/0205 and SD21A/0124) – “The proposed development is **over development of the site** and would seriously injure the amenity of property in the vicinity and would be contrary to the zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.” It is very difficult to understand what is changed here with a similar proposal for 2 two-bedroom houses on what is in reality a garden site.

Some specifics in relation to the overdeveloped nature of this planning application are included below:

- We feel that these new houses will interfere with the existing view that we have from Templeroan Way
- We feel that with the addition of these two new houses, there be a big change in the density of dwellings at the end of Templeroan Way and that it will give a very high density at the end of the cul-de-sac. This we understand is in contravention of SDCC DEVELOPMENT PLAN 2016 – 2022 11.3.2 RESIDENTIAL CONSOLIDATION (i) Infill Sites

- The planning application is for 2 parking spots, which is one car for each of the proposed new houses. We are very concerned about the addition of what could be at least another four cars to the immediate area. For a (very realistic) expectation of two cars per house as is the minimum with almost every house on the street already, there will not be sufficient space for four cars in total to park or to subsequently manoeuvre cars to park / exit in the allocated parking space as detailed in the plan. This will result in the need for one or a number of those cars to utilise on street parking is already very condensed on the street as can be evidenced most evenings.
- This illustrates how completely impractical the proposal for the parking is, and completely supports concerns raised in the initial objections to the previous planning application. This increases the need for either:
  - the need for additional cars (typically most houses in the area have a minimum of two cars) to utilise on street parking is already very condensed on the street as can be evidenced most evenings.
  - residents over utilizing the parking within the site (a rationale for rejection in the previous application SD21A/0124, requiring them to reverse out of the site, which is a corner site with blindspots across a footpath in an area with a number of very young children in residence

Both of these options create an additional risk to the traffic density in the immediate area as well as health and safety concerns. Again it highlights the risk and damage such an overdevelopment of the site brings to the residents of the area and the area itself.

- Furthermore, the existing dwelling on the site 48 Templeroan Way has 3-4 cars in place at this residence, increased parking pressures are create by the proposed new dwelling regardless of how may extra vehicles it brings, as the existing vehicles in 48 Templeroan Way will now likely require to park on the street.
- In both instance, for the existing and proposed dwellings on 48 Templeroan Way, there will be an open entrance per plan, meaning no parking directly outside house is possible, meaning vehicles will be either (i) parked further away from the dwelling, possibly parking in front of other individual's dwellings or (ii) will block entrances to the existing and proposed dwellings on 48 Templeroan Way, restricting emergency access.
- The proposed development poses a challenge for the collection of utilities; in particular, the collection of bins will cause a challenge for the proposed residence. With typically two bins collected bi-weekly, this will imply four bins from the proposed residences to be placed inside the boundary wall to the north east of the proposed site at the exit way (per planning application). This makes the exiting of the site even more challenging on those day. This planning proposal, also creates additional obstacles for the further two bins at the existing property on 48 Templeroan Way.
- As a residential area with numerous young children in residence (5 children under 10 years of age within 3 houses of site), the extra traffic expected because of the increase number of cars at the end of a cul-de-sac creates an increased risk for children at the cul de sac. Increased parking congestion will also create a larger risk for collisions. Both of these are outside of the increased risk to safety during the construction phase – where construction lorries and machinery will be required to

reverse to / from to the site from the top of Templeroan Way due to the narrow road resulting from existing parked cars, and the unavailability of space to turn within the site itself. The increase in the level of traffic from two separate houses squeezed into such a tight space heightens this risk massively and we cannot express our level of concern for the safety of our two small children strongly enough in this regard.

Separately, there are a number of additional issues with the planning application itself:

- In the photomontage submitted (Application Cover Letter), 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 we feel is in contravention of SDCC Development Plan 2016 – 2022.

- The plans submitted show two front elevations. I can only assume one of these is the rear elevation, and it (as this is the third time such a mistake has been included in drawings) shows a 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.
- There is no side elevations evident in the application. However from the floor plans, there appears to be 3 windows facing south east (into the gable of the existing property on 48 Templeroan Way). These are not included on the photomontage of the site, giving false impression of how the proposed development will appear in the site / area.
- One of the reasons 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. In addition, the bathrooms in both houses have an window on the front of the property, which will, by necessity, have opaque glass. This will be visually jarring to the view from those houses overlooking the proposed site from Templeroan Way, and further deviate the look of these houses from the facades of the existing properties.
- 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.

**We feel that granting this planning application will radically upset the balance of houses in the area, and reiterate this planning application remains a complete overdevelopment of the site. and therefore should be refused. Ultimately, we fully agree with and support the two aforementioned planning permission rejections (SD20A/0205 and SD21A/0124) noting the overdeveloped nature of such an application to put two houses in this very small site, and expect and fully support a similar conclusion for any such applications in the future. The area is a settled area made up of families. The original planning permission that was granted for this site, was for a single four bedroom dwelling that would have been much more aligned with the rest of Templeroan Way and the estate (in terms of design and population).**

I enclose a copy below of my fee paid to enable this objection in this email.

Kind regards,

Paul and Brenda Dolan

39 Templeroan Way,

Knocklyon,

Dublin 16

D16E0P0

**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)**

**Paul & Brenda Dolan  
39, Templeroan Way  
Knocklyon  
Dublin 16**

**Date: 21-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