



PLANNING & ARCHITECTURE

Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

The Secretary
An Board Pleanála
64 Marlborough Street
Dublin 2

04th January 2022

33 Crannagh Park, Rathfarnham, Dublin 14
Planning Reference: SD21B/0538

AN BORD PLEANÁLA	
LDG- <u>047020-21</u>	
ABP- _____	
Fee: € <u>220</u>	Type: <u>cash</u>
Time: <u>10.47</u>	By: <u>hand</u>
06 JAN 2022 o.k	

Dear Sir/ Madam

In the matter of the above planning application, we hereby lodge an appeal against the 13.Dec.21 decision of South Dublin County Council. This third-party appeal is lodged on behalf of Paul & Tanya Smyth of 35 Crannagh Park, Rathfarnham, Dublin 14 immediately to the east of the above property.

Please also find attached the Grounds of Appeal and the Council's letter acknowledging our client's observation, together with the requisite fee.

1.0 CONTEXT

No.33 & No.35 Crannagh Park are semi-detached properties abutted by a shared party wall.

In 2000, No.35 Crannagh Park received planning permission (SD02B/0353) to convert the existing garage & build a first-floor extension including bay window. The depth of the projecting bay window is 750mm from the main building line & the framework set in 500mm to the right of the shared boundary wall providing a visual & architectural break between both houses. This respects SDC's House Extension Design Guide to avoid a terraced effect and awkward joint between roof lines of adjacent properties. See Figure 1 below.

No. 33 Crannagh Park is seeking permission for:-

- (i) Conversion & 2-Storey extension of side garage with a projection of approx. 1300mm
- (ii) Ground Floor Bay window extension to front incorporating covered porch

- (iii) Rear Dormer to facilitate conversion of attic to storage
- (iv) Single storey rear extension
- (v) Single storey rear garden room



Figure 1:- Front elevation of 33 & 35 Crannagh Park

2.0 GROUNDS OF APPEAL

Our clients do not object to the principle of improving the residential amenity of a private house but rather to a specific element of the current proposal

Their fundamental concern relates to the design of the projecting extension (of 1300mm) to the front of the property which will:-

1. Render it inconsistent & architecturally imbalanced with neighbouring properties in the area
2. Have an overbearing impact on our client's property
3. Will result in the loss of light to two internal rooms in our client's property

2.1 Review of SDC's Planning Decision Notification

Our clients strongly disagree with SDC's decision that the proposed extension (*1.3mtr forward of the front building line and on the party wall*) would not give rise to any harmful overshadowing or loss of light and the impact has not been adequately assessed in the application

Our clients disagree with the examples provided by SDC of similar extensions for the following reasons:-

SD17B/ 0283 – 45 Dodder Park Road

- The depth of the front extensions to No.45 & 43 Dodder Park are like-for-like, provide no overshadowing or loss of light to each other

- Overall depth of these projecting extensions are <1000mm from the main building line



SD14B/0234 – 33 Dodder Park Road

- The front extension to No.33 Dodder Park provides no overshadowing or loss of light to No.31 adjacent as the garage is undeveloped. We would also note that in the event of a future development of No.31, any projecting extension can be designed to complement No.33
- The depth of No.33's projecting extension is <1000mm from the main building line



2.2 Architectural Symmetry

There are no terraced properties in Crannagh Park. No planning precedent is established in this regard.

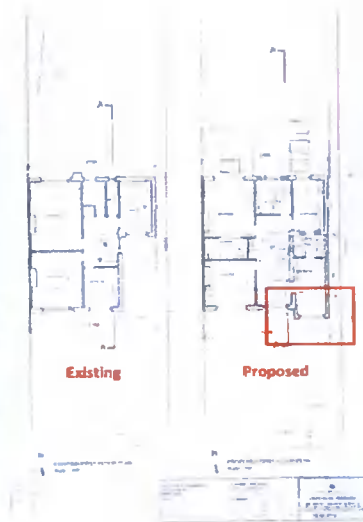
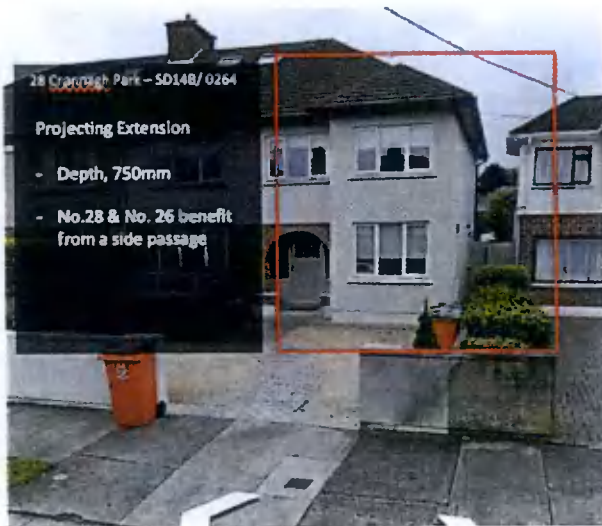
Where 2-storey projecting extensions have been granted permission, the properties have the benefit of side passages which creates a clear visual & architectural break between houses. Additionally, the depth of these projections is only 750mm.

Enclosed below are specific examples of developed properties (side-by-side) in the immediate proximity of 33 & 35 Crannagh Park



No.28 Crannagh Park (SD14B/0264)

- Final Grant of Permission awarded 02/02/2015 for 2-storey extension to front of property.
- The property benefits from a side passage, & therefore building line does not abut No.26. There is a clear visual & architectural break between both properties
- Overall depth of 2-storey extension is 750mm



No.30 Crannagh Park (SD11B/ 0035)

- Final Grant of Permission awarded 10/05/2011 for 2-storey extension to front of property
- Property benefits from a side passage, & therefore building line does not abut No.32.
- There is a clear visual & architectural break between both properties

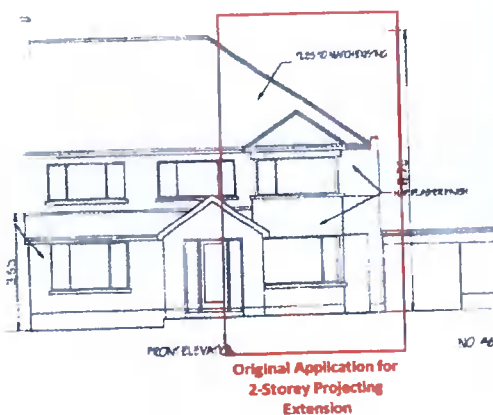
- Overall depth of 2-storey extension is 750mm



In summary, No.28 & No.30 (*neighbouring properties*), and their resulting planning permissions illustrate balanced architectural symmetry to two properties developed side-by-side

No.48 Crannagh Park (SD06B/ 0863)

- Original application applied for a 2-storey projecting extension with a depth of 750mm
- SDC advised that the development contravened Council Policy in relation to 2-Storey Side Extensions and conditioned the permission for the first floor extension to be recessed 0.5m behind the front building line. Additionally, the bay window and associated roof to first floor to be omitted and replaced by a window to match window in Bedroom No.1
- This permission was granted in 27.02.2007

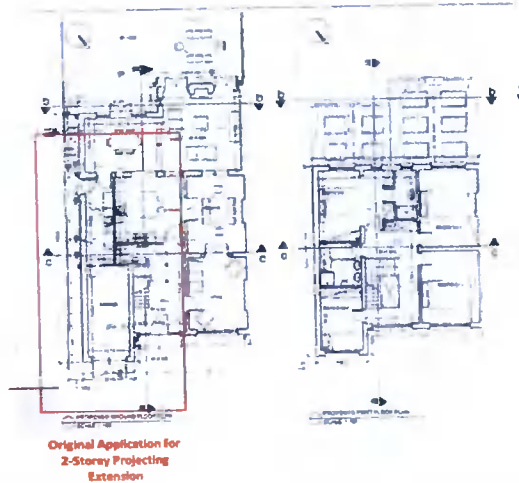


No.46 Crannagh Park (SD07B/ 0337)

- Original application applied for 2-storey projecting extension with a depth of 1500mm
- SDC advised that the development contravened Council Policy in relation to 2-Storey Side Extensions and conditioned the permission for the first-floor extension to be recessed 0.5m behind the front building line.

Additionally, the bay window and associated roof to first floor to be omitted and replaced by a window to match window in Bedroom No.1

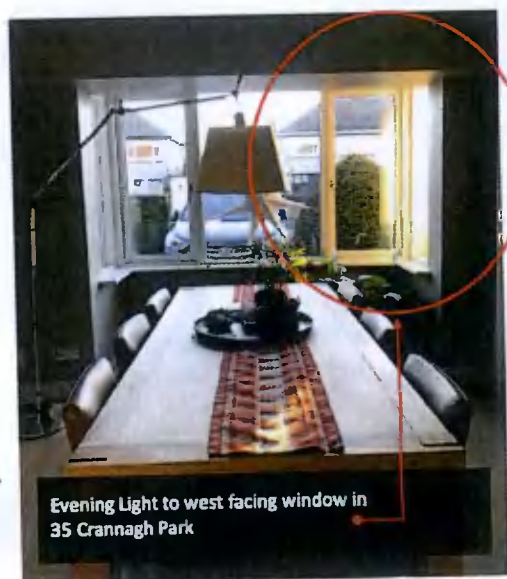
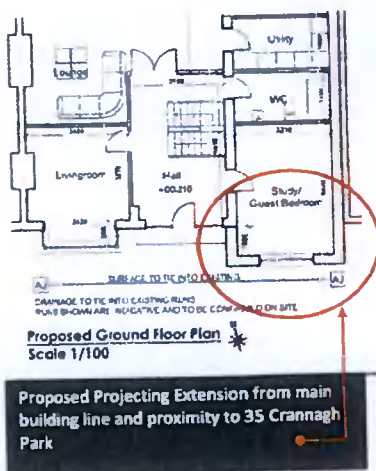
- An Bord Pleanála upheld the Council's decision, and the Final Grant was issued 23.01.2008



No.46 & No.48 (neighbouring properties), & their resulting planning permissions once again illustrate a consistent approach to architectural symmetry & balance for developing properties located side-by-side

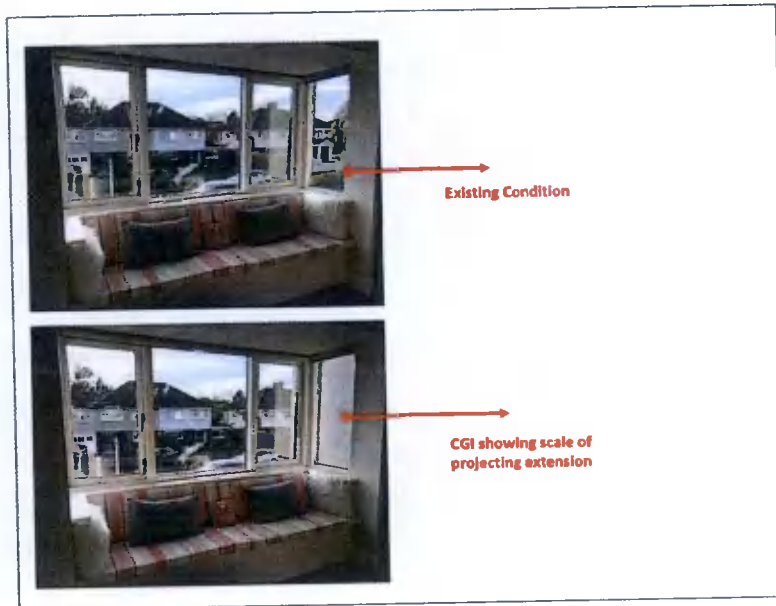
2.3 Loss of Light & Sunlight

The proposed 2-storey extension to No. 33 projects approx. 1300mm beyond the front of the building line of both houses. This projection will in our opinion 'over-shadow' & have an overbearing impact on the adjoining ground & first floor windows of No.35. The daylight levels and enjoyment of west light in these rooms will be adversely affected.

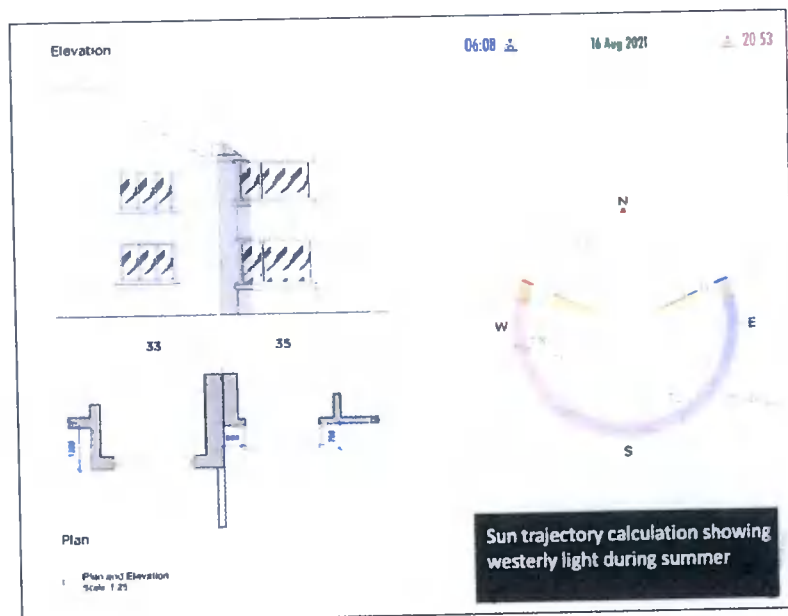


Evening Light to west facing window in 35 Crannagh Park

We note that neither a sunlight assessment nor a shadow study was provided within the planning application. Given how deep the extension projects from the main building line (1300mm) and its proximity on the shared party wall it will clearly reduce the level of sunlight & daylight afforded to our clients existing dwelling, resulting in the loss of light to two internal rooms – the main dining room and an upstairs bedroom adversely affecting the quality and usability of these rooms



The orientation of the house is north-to-south, and the proposed projecting extension and resultant shadow fall will directly impact on our clients internal light levels. The enclosed drawing & sun trajectory diagram illustrate the extent of over-shadowing and loss of light based on the depth of the projecting extension & its construction tight to the shared part wall, resulting in reduced sunlight levels particularly during the summer months

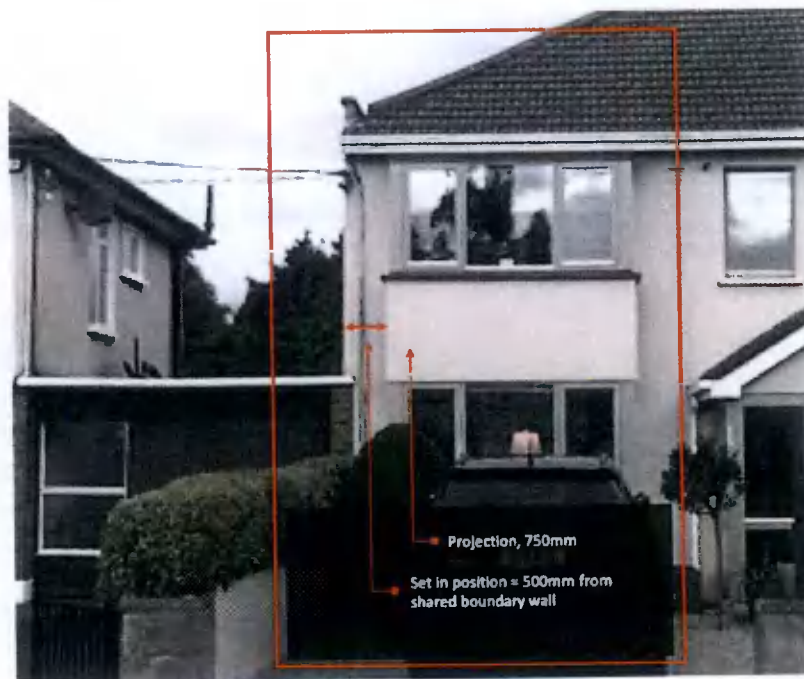


2.4 Overbearing & Visual Impact

The scale and form of the proposed two storey extension does not respect the appearance and character of the area and creates 'a terraced effect & awkward joint' between the roofline and front elevation of our client's property.

Our clients feel strongly that the proposed development would cause a negative impact on the streetscape and would detrimentally impact on the character of the road in terms of visual amenity, as well as setting an undesirable precedent for adjoining semi-detached properties that ultimately become terraced through future development

Our clients in constructing a first-floor extension over their garage conversion kept the established front building line and were respectful of neighbouring properties in their design. The depth of the projecting bay window is 750mm and set 500mm away from the shared party wall.



We respectfully request the Board review the proposed drawings and in particular the plans to come forward of the building line to our client's property. It is our considered opinion that the proposed front extension should be in line with our clients property and should not project forward as set out in the detailed plans submitted with the application. The proposed development should be consistent with No.35 in terms of its forward projecting element.

3.0 RECOMMENDATIONS

This appeal relates specifically to one aspect of the overall planning application i.e., 2-Storey extension projecting forward of the front building line of our client's property. Our clients have no objection to the

remaining elements of the development, and we believe that the impact of the proposed projecting extension has not been adequately assessed by the planning authority.

It is requested that the Board refuse this element of the application, or in the event that the Board decide to grant permission, the conversion of the garage and 2-storey extension should be conditioned to provide the following: -

1. The projecting section should not be constructed tight to the party boundary and should be set a minimum 500mm inside the front building line
2. The depth of the construction should be no more than 750mm to be in line with No.35
3. The construction of the two-storey projecting element tight to the party boundary at the front of No.33 will affect a shared garden wall between the properties which currently houses our client's gas and electricity connections. Any works along this boundary should be set within the applicant's property and behind the shared wall and in this regard our clients do not give their consent to its use or the removal of this wall.

Yours Sincerely



JANE DOYLE

MRUP, B Soc.Sc, Dip. EIA (Mgmt), MIPI

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Sheehan & Barry Architects
Sheehan & Barry Architects,
88 Ranelagh Village,
Dublin 6.

Date: 16-Nov-2021

Dear Sir/Madam,

Register Ref: SD21B/0538
Development: Conversion of garage to side of existing dwelling with first floor extension over with both extending to front of dwelling; ground floor bay window extension of existing living room to front with covered porch area; conversion of attic and dormer to rear of existing roof; single storey extension to rear with internal alterations; single storey rear garden room & shed circa 40sq.m and all associated site works.
Location: 33. Crannagh Park. Dublin 14
Applicant: Orla Dooley
Application Type: Permission
Date Rec'd: 20-Oct-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.

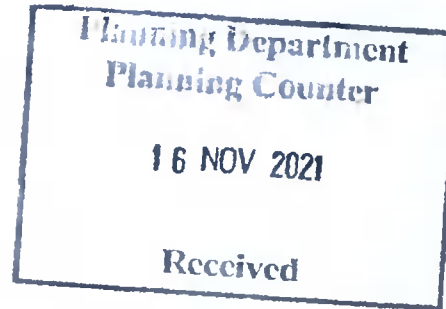
Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception 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

12 November 2021

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24



Dear Sir / Madam,

Ref: Planning Application SD21B/0538, 33 Crannagh Park, Rathfarnham, Dublin 14

We Sheehan & Barry of 88 Ranelagh, Dublin 6, submit the following observations on the above development on behalf of Paul & Tanya Smyth, owners & occupiers of 35 Crannagh Park, Immediately to the east of the above.

We have reviewed the South Dublin County Council Development Plan and the House Extension Design Guide, in particular where it relates to side extensions. The guidance states that extensions should:

- Respect the appearance and character of the area.
- Not overlook, overshadow or have an overbearing impact on neighbouring properties.
- Locate extensions, particularly if higher than one storey away from neighbouring property boundaries. As a rule of thumb a separation distance of approx 1m from site boundary per 3m of height should be achieved.
- Avoid creating a terraced effect and awkward joint between the rooflines of two adjacent properties if building up to the party wall.

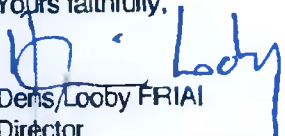
Our observations are as follows:

1. The drawings as submitted do not contain contiguous plans or elevations of the adjoining properties, existing or proposed. There is in our opinion insufficient information to assess the impact of the proposed development on our clients property.
2. The plans as submitted do not indicate section lines and do not show external dimensions, i.e. overall dimensions of the proposed extensions.
3. The two storey extension to the side of No 33 and directly abutting No 35, projects approx 1300 mm (not dimensioned) beyond the front building line of both houses. This projection will in our opinion "over-shadow and have an overbearing impact" on the adjoining ground and first floor windows of No 35. The daylight levels and enjoyment of west light in these rooms will be adversely affected. See attached sketch No.1.
4. Our clients in constructing a first floor extension over their garage conversion kept the established front building and were respectful of neighbouring properties in their design. We respectfully request that the planning authority review the proposed drawings and in particular the plans to come forward of the building line of our clients property.
5. The scale and form of the proposed two storey extension does not "respect the appearance and character of the area" and creates "a terraced effect and awkward joint" between the roofline and front elevation of our clients adjacent property.

6. The drawings do not indicate how rainwater from the pitched roof of the rear extension or from the eastern pitch of the projecting bay is to be dealt with. The side elevation does not indicate how the brickwork to the front, at ground floor level is to be terminated.
7. The construction of the two storey projection tight to the boundary at the front of No 33 will affect the shared garden wall between the properties which currently houses our clients gas and electricity connections. Any works should be set within the applicants property and behind the shared wall and in this regard our clients do not give their consent to removal of this wall.
8. We have examined the pattern of development on this and adjoining roads and also reviewed the online planning database and note that there are no such extensions coming forward of the established building line.

Our clients do not object to this development in principal, however the above issues, in particular those relating to the scale and form of the projecting element to the front are of serious concern and will have a negative impact on the appearance, and their enjoyment, of their home. We respectfully request that you seek revisions to the submitted scheme to address our clients concerns and to bring the proposal in line with the recommendations contained in South Dublin Co Co House Extension Design Guide.

Yours faithfully,


Denis/Looby FRIAI
Director
Sheehan + Barry Architects

