

Nora Flanagan  
31 Saint Patrick's Cottages  
Rathfarnham  
Dublin 14

21st of January 2022

To Whom it May Concern

I would like to notify you of my objection to the above planning application. Please see receipt as proof of payment for €20.00 for the objection fee. My daughter, Ms Orla Flanagan is sending this on my behalf.

**Objection to Planning Application SD21B/0641 (32 St Patrick's Cottages, Rathfarnham, Dublin 14)**

The following reasons are the basis for my objection :

**(A) Overshadowing and loss of privacy to the rear**

I sleep in the back bedroom where the potential top floor extension is proposed . This proposed top floor extension is far too high to the rear i.e almost 6 meters high and it's also far too long i.e approx 8.2 meters. The outlook from my back bedroom would be overbearingly restricted and all light would be blocked due to the height and length of the proposed top floor extension plus the wall facing onto my property will be a north facing wall. The proximity setback between the proposed top floor extension and my bedroom window is approx 1.4 meters so therefore it's far too close. It would have a big impact on my home which is attached to the above premises by way of an overbearing impact and a huge loss of outlook.

## **(B) Negative Effect on Character and Appearance of St Patricks's Cottages Streetscape (Listed and Protected buildings)**

The cottages were built in the early 20th century and this proposed extension would greatly alter the appearance of the street. The cottages opposite are listed and protected buildings.

It would also have a negative impact on the character and the visual amenity of the surrounding streetscape of St Patrick's Cottages which contains a number of protected structure dwellings (listed as reference number 259 in schedule 2 of the South Dublin County Development plan 2010-2016).

Such an extension would not meet the requirements of the housing extensions design guide.- appendix 5 of the Development plan 2010-2016.

Please note that in 2013 a similar application was submitted for number 29 St Patricks Cottages (2 doors down from my home), reference number SD13B/0188, decision order number 0688 and the date of the decision was the 10th of September 2013. The council without any objections refused this application. I have the same reasons as the council did for my objections as stated above.

I would appreciate your consideration in helping me to continue to live there with an unrestricted view.

Yours sincerely

Nora Flanagan  
31 Saint Patrick's Cottages

Rathfarnham

Dublin 14

(sent by my daughter Orla Flanagan)



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

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

**Nora Flanagan  
31, Saint Patrick's Cottages  
Dublin 14**

**Date: 21-Jan-2022**

Dear Sir/Madam,

**Register Ref:** SD21B/0641  
**Development:** Domestic extension to side and rear of existing property including first floor extension partially over existing ground floor extension to rear and two storey extension to side of existing dwelling with internal alterations and all associated site works.  
**Location:** 32, St. Patrick's Cottages, Rathfarnham, Dublin 14  
**Applicant:** Gail & Ronan Carey  
**Application Type:** Permission  
**Date Rec'd:** 21-Dec-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](http://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](http://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**

