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15th November 2021

Re: Planning Application SD21B/0325

A Chara,

Mr Graham Brown, of 26 Knockmeenagh Road, has asked me to comment on the planning application (SD21B/0325) he has made for a first-floor rear extension to his family home. Mr Browns family have lived in Clondalkin for generations, and I know him personally from growing up in the area. I have reviewed the Chief Executives request for further information with regard to the said planning application. I will address the three points raised by the planning authority.

Reducing the height of the proposed extension would mean that the ceiling height would be too low to be habitable. In addition, after visiting the Brown family home for a look at the existing structure, I cannot see how moving in the extension on both the east and west side would alter the visual impact of the proposed structure. However, the CEO's request would mean that additional pillars would be necessary on the ground floor, thus making the entire project uneconomic. On the second point I cannot see how an opaque window can allow overlooking, perceived or otherwise. As someone who lived in apartments with fine balcony views on continental Europe for years, it astounds me the level of emphasis put in Ireland on overlooking. In my own house in Clondalkin, I can see into my neighbours back gardens from my upstairs bedrooms. In Mr Browns proposal as the window is to be opaque this would be impossible. But honestly, what is overlooking? Does anyone think that I or anyone else will spend all day upstairs looking into my neighbours rear gardens? On the third point, Mr Brown has assured me that redrawn plans will be submitted. I am not a planner but to summarize, I respectfully suggest that Mr Brown's proposals will not impinge on the visual amenity of the area and thus should be accepted.

Is mise le meas,

CLlr Eoin Ó Broin
Clondalkin LEA