

Claire & David Slattery 71 Coolamber Drive Rathcoole Co Dublin

Good Afternoon

We wish to submit the following observations with respect to the above application. The relevant Planning Objection Fee e20.00 was paid to SDCC Finance Dept at 9.05 am on Fri 22nd February. Ref Adrian Heffernan Receipt No T4/O/698568. Copy of receipt was to be forwarded to Planning Dept by Mr Heffernan so I assume that it has been received by now.

We are residents of the adjoining property No 70 Coolamber Drive. In the first instance we wish to state that we welcome our new neighbours and would like to state that we have no significant objections to the proposed development. However, we would like to express our concerns relating to the potential impact of the development on our property.

A review of the drawings submitted with the application would appear to indicate that the eaves and gutter to the side two storey extension will oversail the boundary line with our property. We would request that the proposed development is amended to ensure that no part of the development shall oversail or encroach on our property and would like to confirm that we do not give permission for the applicant to include these works as part of the application. We have recently undertaken works to our dwelling including a new roof to our side garage and have concerns that the proposed development will require the removal or damage to parts of our roof and gutters.

We consider that the incorporation of hidden gutters or alternatively a parapet wall as provided to the side extension to No 51 Coolamber Drive as permitted under Reg Ref SD18B/0431 could potentially solve the issue.

It is also noted that the submitted plans, sections and elevations include limited details of proposed drainage measures, particularly downpipes to the side two storey extension. We would like to indicate that we do not consent for drainage measures to serve the proposed development to integrate with our existing drainage infrastructure. In recent years we have upgraded our drainage system to incorporate more sustainable practices, notably the provision of water butts to each downpipe and we do not consider that the system can cater for an additional dwelling.

In the event that it is considered appropriate to request for further information, we would ask the planning authority to request for revised drawings demonstrating that the proposed development will not oversail or encroach upon our property. In the event of a grant of permission, we note that SDCC commonly include the following caveat attached to a final grant of permission.

Note: the applicant is advised that under the provision of Section 34(13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development

Note: the applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

We would ask the planning authority to include an additional condition as part of any grant of permission reinforcing the above by specifying that no part of the proposed development shall oversail the adjoining property No 70 Coolamber Drive.

We trust that the planning authority will take into consideration our submission as part of their decision.

Kind Regards
Donal Mc Auley

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

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

**Donal Mc Auley
70. Coolamber Drive,
Rathcoole,
Co. Dublin.**

Date: 28-Feb-2022

Dear Sir/Madam,

Register Ref: SD22B/0032
Development: Single storey extension to rear, dormer loft extension to attic level to rear with solar panels to roof, two storey extension to side, energy upgrade and modifications to existing structure, rooflight to front roof ancillary works.
Location: 71, Coolamber Drive, Rathcoole, Dublin 24
Applicant: Claire and David Slattery
Application Type: Permission
Date Rec'd: 27-Jan-2022

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**