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Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

1st March 2022.

Planning Reference	SD22B/0063
Applicant	Patrick Dunne
Location	7, Fforster Close, Ballydowd Manor, Lucan, Dublin, K78 H526
Description	(1) Retain an unapproved shed in the rear garden; (2) retain unapproved timber panels fixed to existing boundary wall in rear garden.

To whom it concerns

I am the owner of 8 Fforster Close, Ballydowd Manor, Lucan, Co Dublin K78 K889 which is the adjoining house.

I refer to the above planning application and wish to make the following objection in relation to both the unapproved shed and unapproved timber panels fixed to the boundary wall.

I wish to object to the proposed development based on the points outlined below:

- The shed was built and the wooden panels erected without any planning application submitted.
- I am very concerned regarding both the height and the width of the shed.
- 75% of my garden space since the shed was erected now has no sunlight – there is only a small area where chairs can be placed to get some sunlight. When I purchased my house, as per the estate agents brochure (attached), one of the agent's key selling point was "a sunny west facing garden". It now has become a shaded area.
- The shed is an eyesore and does not blend in with the surrounding environment.
- This unapproved shed has brought stress into my life for the past number of months and now because of it, am at the stage of selling the house as it is a constant strain. And when I go to sell it, I am very concerned that it will put off potential buyers when they see the intrusive shed and it will have a negative financial impact on the selling price.
- The wooden panels erected on the boundary wall have also impacted on my rear view. As per the regulations surrounding boundaries that are contained in Class 5, Part 1 of Schedule 2 of the Planning and Development Regulations 2001: *Any fence or wall must be constructed inside your property line obviously. Without applying for planning permission you can have and maintain a back garden fence or walling of no more than 2m in height, 1.2m for the front garden.*
- As per the planning laws "the shed finish is in keeping with the house" but this is not the case
- As per the planning laws "shed height: max 4m pitched roof; 3m flat roof"
- Finally, this planning application was only submitted to the council following a council inspection.

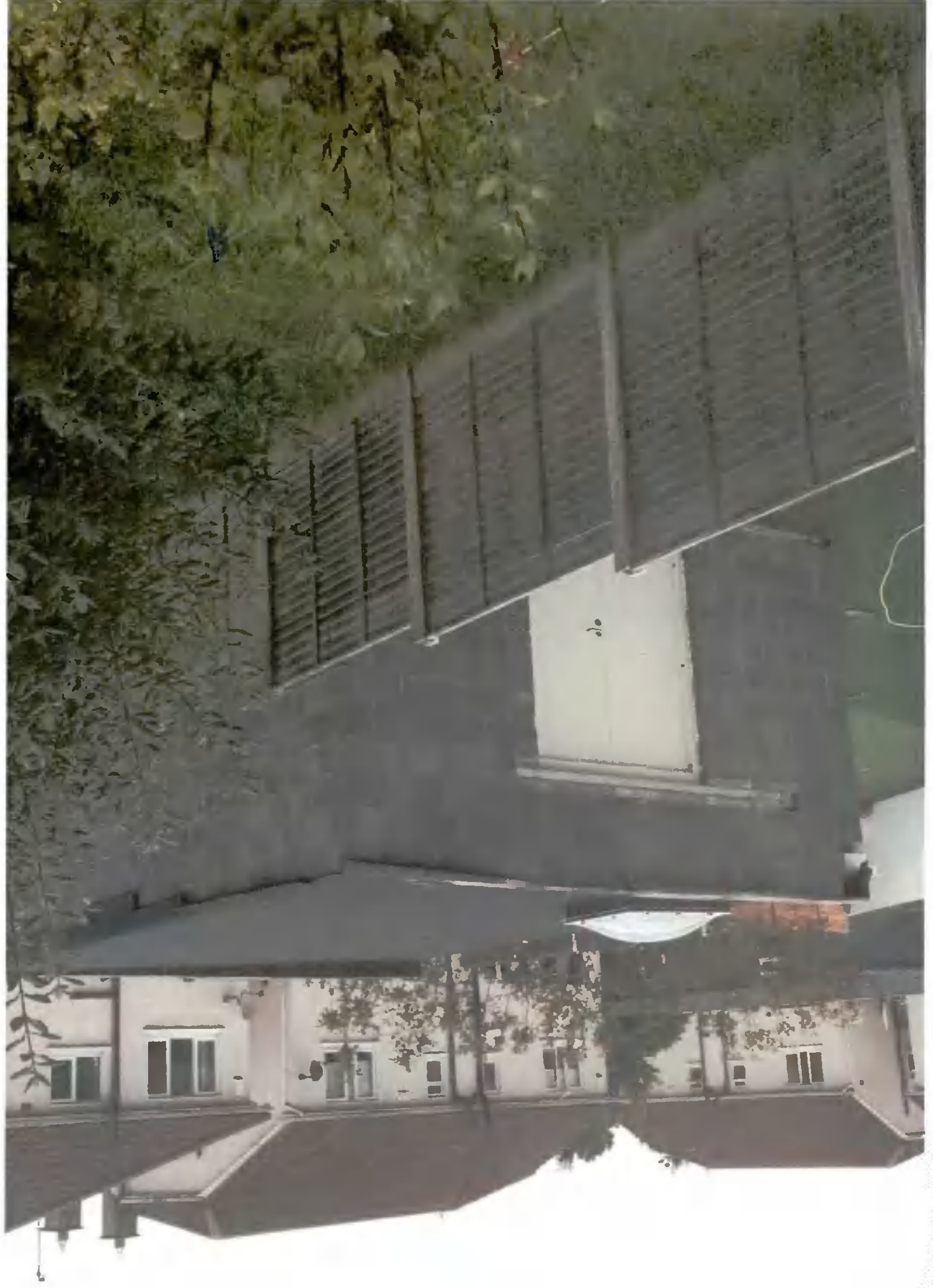
On the basis of the above, I trust my concerns will be taken into consideration prior to a decision being reached on this planning application. Please see attachments in the email.

Richard Corbet
085 8001159

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Residential

Imaginia Richard
Ellie Gunne

Matthew
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About
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Declan King



Emer Donnelly



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8 Fforster Close,
Ballydowd
Manor, Lucan, Co
Dublin

A little gem
tucked away in
a small cul de
sac setting
close to all
amenities and
within Lucan's
St Mary's

parish. Stylish interior comprising: Entrance hall,
lounge, kitchen, 2 double bedrooms and a bathroom. Off
street parking to front and a sunny west facing rear
garden.



Ballydowd Manor has an enviable setting within
Lucan's St Mary's parish and is just across from the
Ballyowen Shopping Centre. Ballydowd Manor is
arranged around a series of small cul de sacs and is
within a short distance of picturesque Lucan village and
the Liffey Valley shopping centre.

A quality 2 bedroom townhouse presented with style
and flair.









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

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

**Richard Corbet
2, St Helens Villas
Rock Road
Booterstown
Co. Dublin
A94 C1K8**

Date: 02-Mar-2022

Dear Sir/Madam,

Register Ref: SD22B/0063
Development: (1) Retain an unapproved shed in the rear garden; (2) retain unapproved timber panels fixed to existing boundary wall in rear garde.
Location: 7, Fforster Close, Ballydowd Manor, Lucan, Dublin, K78H526
Applicant: Patrick Dunne
Application Type: Retention
Date Rec'd: 14-Feb-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