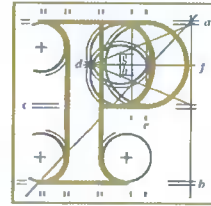


Our Case Number: ABP-312496-22

Planning Authority Reference Number: SD21B/0430



An
Bord
Pleanála



South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 02 March 2022

Re: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.
10, Hansted Way, Lucan, Co. Dublin.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned appeal.

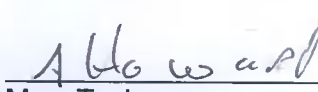
The Board is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission received from Gemma McMahon on 7th February, 2022.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 21st March, 2022**. The Board cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Board not later than **5:30pm on the date specified above**.

If no submission or observation is received before the end of the specified period, the Board will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,


Mary Tucker
Executive Officer
Direct Line: 01-8737132

BP70 Registered Post

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



Gemma McMahon
12 Hansted Way,
Lucan
Co. Dublin
K78 CK71

7th February 2022.

Planning Authority reference number - SD21B/0430

An Bord Pleanála Case number: ABP-312496-22

Dear Sir/ Madam

I am writing this letter to highlight my observation on the planning application and appeal sent to you, in relation to 10 Hansted Way, Lucan County Dublin SD21B/0430

Please find enclosed my original submission and why I was objecting to is the proposed extension from the carport to the back garden.

I sent a submission to the South Dublin County Council dated 30th August 2021, please see letter and images enclosed.

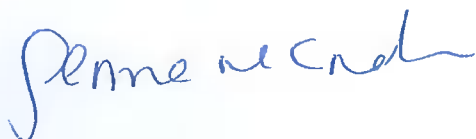
On the 6th October I wrote an email to South Dublin County Council highlighting one of my concerns that they were referring to the shared roof on the front of the house, and not the shared roof at the back of the house – please enclosed copy of email.

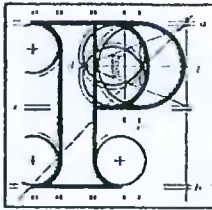
On the 22nd November I sent an email looking for an update on my email sent 6th October, I received a confirmation that it was received and forwarded to the Case officer.

On the 15th December I received notification of a decision to grant permission and refuse permission, I have an observation of the granted permission over the extension at the back of the house and how it was granted permission for a shared roof to be broken and shared guttering moved without my permission.

My other observation is on the appeal sent to you in relation to the carport conversion into a bedroom been refused permission, please refer to my 5th Objection on my original submission.

Yours Sincerely





An
Bord
Pleanála

Observation on a Planning Appeal: Form.

Your details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Click or tap here to enter text.

BEHMA M C MATHUR

(b) Address

Click or tap here to enter text.

12 MANSTED WAY
LUCAN

Agent's details

2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please also write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

3. During the appeal process we will post information and items to you or to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

Click or tap here to enter text.

South Dublin County Council

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

Click or tap here to enter text.

ABP - 312496 - 22

(c) Planning authority register reference number

(for example: 18/0123)

Click or tap here to enter text.

S0218 - 0430

(d) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Click or tap here to enter text.

10 HANSTED WAY, LUCAN

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Please refer to the attached letter
Dated 4/2/22



Original Submission 30/8/21

Planning objection SD21B/0430

1 message

gemma mcMahon <gemmamc11@gmail.com>
To: planningsubmissions@sdublincoco.ie

Mon, 30 Aug 2021 at 21:19

Dear all,

Please find attached a letter and images for my submission for planning objection for SD21B/0430

Receipt

Payments Office

South Dublin County Council

County Hall, Tallaght, Dublin 24.

Phone 4149121

Monday to Thursday 9:00am to 4:00pm

Friday 9:00am to 3:30pm

12/08/2021 09:34:56

Receipt No. : T4/0/682866

SD21B/0430

Gemma Mc Mahon

PLANNING OBJECTION FEE 20.00

GOODS 20.00

VAT Exempt/Non-vatable

Total : 20.00 EUR

15.75 IEP

Gemma McMahon
12 Hansted Way,
Lucan
Co. Dublin
K78 CK71

30th August 2021

Dear Sir/ Madam

I am writing this letter as I wish to object to a planning application SD21B/0430

10 Hansted Way, Lucan County Dublin

The planning application I am objecting is the proposed extension from the carport to the back garden.

1st objection is that there is a roof shared between the two carports at the back of the two duplex houses, the proposed extension, 10 Hansted Way shares the fascia and guttering, the main drain pipe and shore resides in number 10 Hansted Way, the owner of number 10 Hansted Way wants to remove half of this shared roof to replace with a flat roof. The objection to this, it will cause damage to the structure of the shared garage roof and carport, the guttering will be damaged and is causing a concern with drainage issues. It also changes the original plan of the houses, please see Images attached

The 2nd objection, the loss of light due to the height of the build, my home is already overshadowed due to the height of the duplex's and apartments all around the house, by placing another building to the side of my garden will impede further daylight and sunshine coming into my home at the kitchen and sitting room. The build will also overshadow my garden and my garden sitting area.

The 3rd objection is noise pollution and privacy, the owner is proposing to build an extension for a new bathroom and bedroom with roof light. This proposed building will be right beside my sitting area in my private garden, it is also very near to my sitting room and kitchen, my upstairs ensuite bathroom window is also quite close to this proposed building, the proposed bedroom roof light will be seen from my bathroom window causing privacy issues for both houses. A flat roof also causes me concern over privacy and safety issues, as flat roofs can be easily accessible and climbed up on.

4th Objection is the impact of my property value.

5th Objection is parking, the owner is proposing to convert the carport into a bedroom leaving one car space left for a 3 car household, there is insufficient parking spaces for extra cars to be parked within this area and it will cause issues, the house is in a courtyard environment and parking along the sides of other houses or along side of a road which are not designated car parking spaces will cause further issues with all residents trying to park their cars outside their own homes and will cause issues turning safely around corners especially when children are playing.

6th Objection, Construction, disruption, inconvenience and noise pollution. The parking of construction workers vehicles and equipment.

These duplex houses and apartments are part of a Management Company block insurance, I am concerned of the legal implication of changes to the structure of the shared garage roof and structural damage if caused. This concern has also been raised and forwarded to the Management Company who are looking into this matter further.

Yours sincerely

Gemma McMahon

EXISTING ROOF SHARED

NUMBER
10

NUMBER
12



EXISTING
REAR GARDEN

EXISTING REAR
ENTRANCE TO
CARPORT

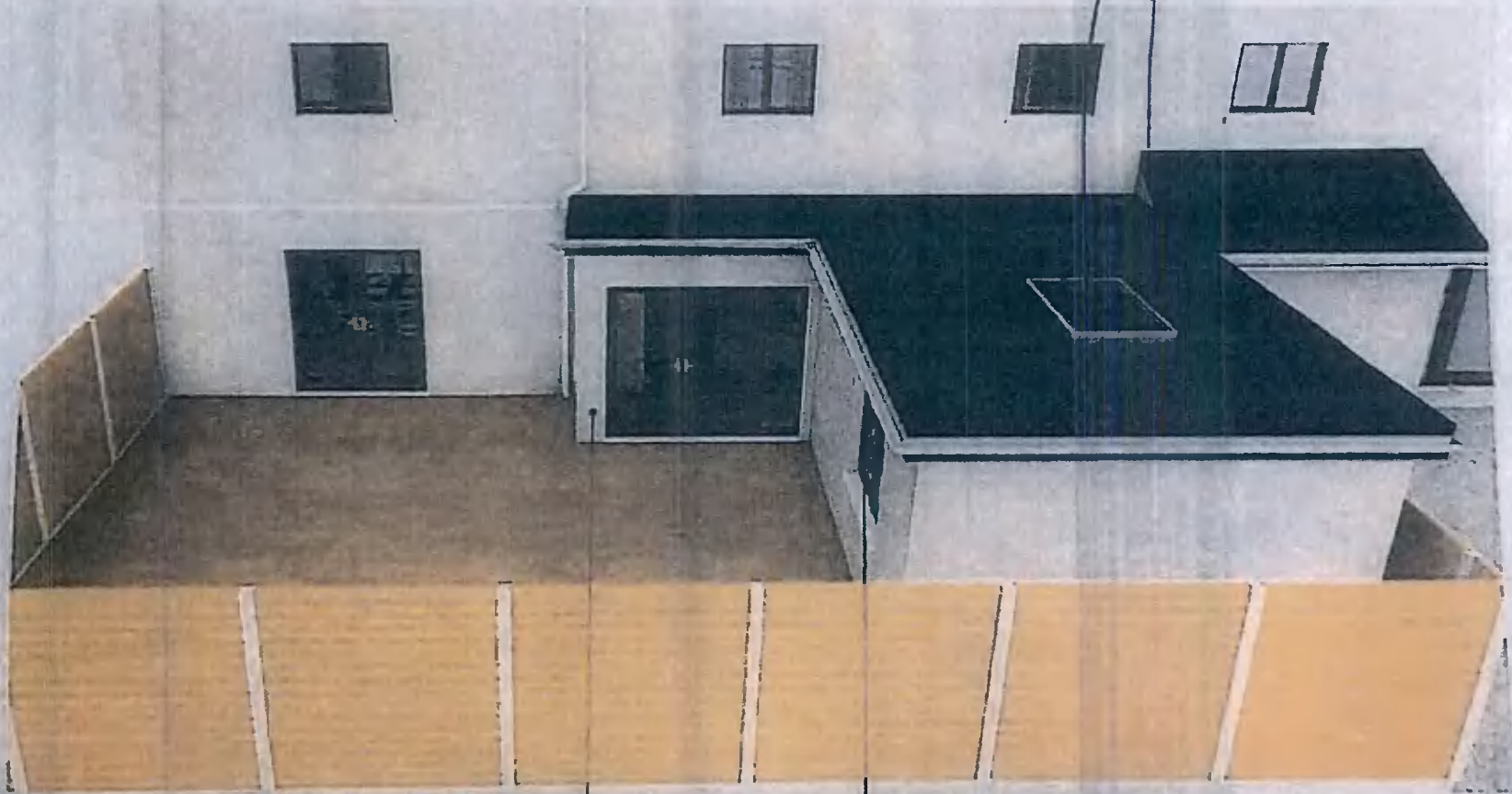
EXISTING
SHED

New plan

Roof light
in bedroom?

numbered
10

number 12



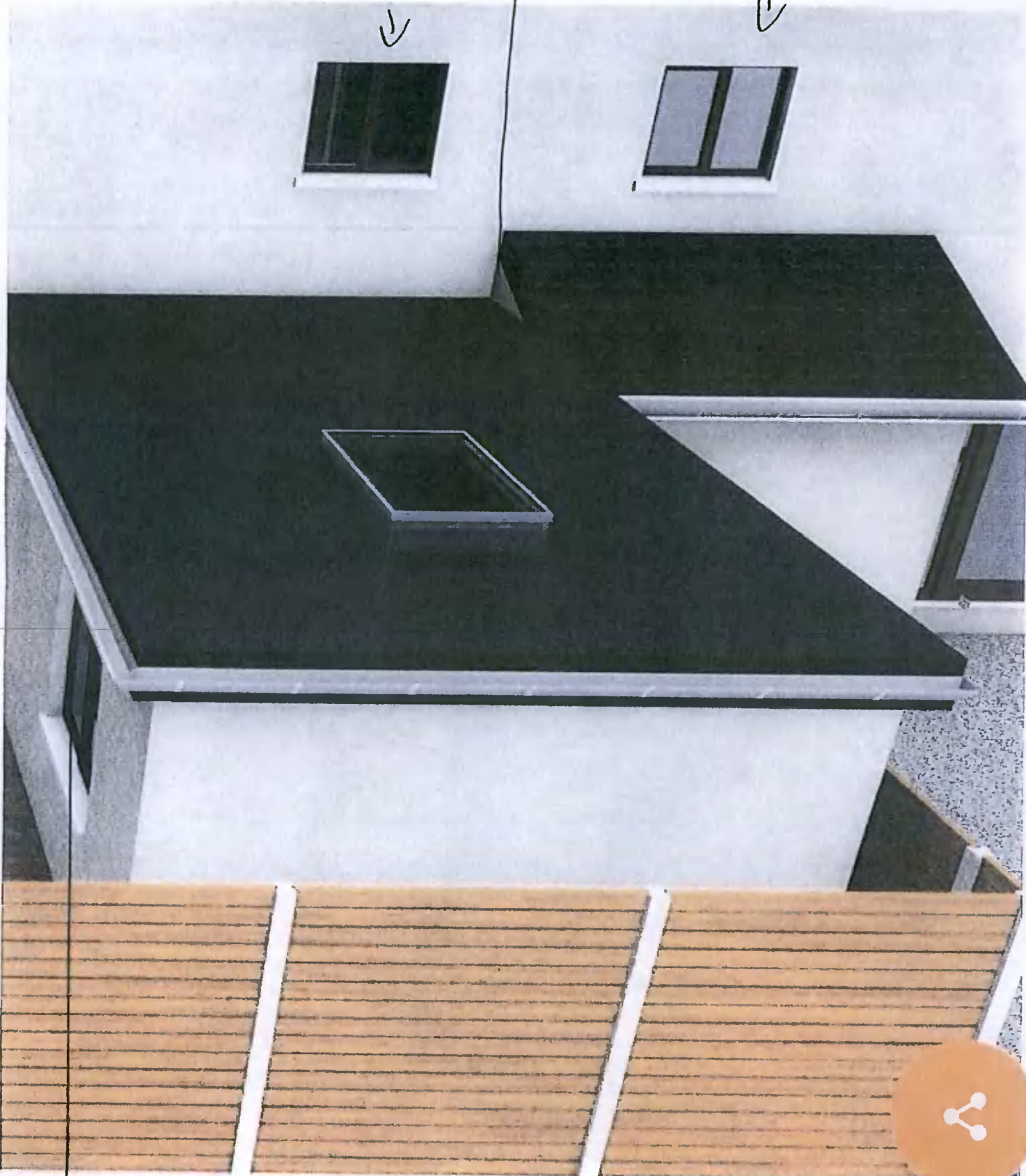
PROPOSED
SITTING ROOM
EXTENSION

PROPOSED
BEDROOM 3

new ~~project~~
plan

number
10
↓

number 12
↓



EXISTING
REAR GARDEN

EXISTING
STAIRWELL

EXISTING
KITCHEN

EXISTING
HALLWAY

EXISTING
BATHROOM

EXISTING
BEDROOM 1



PROPOSED
BEDROOM 5

PROPOSED
CORRIDOR

PROPOSED
BATHROOM 2

PROPOSED
BEDROOM 4

EXISTING
LIVING ROOM

nombre
10

nombre
12



1234567890

number
10
↓

number 12
↓





View From number 12





Planning objection SD21B/0430

1 message

gemma mcmahon <gemmamc11@gmail.com>
To: planningdept@sdublincoco.ie

Wed, 6 Oct 2021 at 23:04

Dear all

In relation to the planning ref SD21B/0430 and my submission that I forwarded, I have viewed the record of executive business and chief executive's order PR/1277/21, see attached

On my submission I have mentioned the shared roof to the back of the house in which it is being proposed to be halved to be replaced with a flat roof for the proposed rear extension at the back of the property. .

On your letter you have mentioned that my concern is the carport shared roof, and from what I have read it looks like you are referring to the shared roof at the front of the property, this is not the shared roof that I have referred to on my objection submission letter and images-sent, my concern is to the shared roof at the back of the house, please refer to images 230314 showing existing roof and image 230306 proposed new roof as you can see the roof will be replaced with flat roof in which I sent my objection submission to you. I see no mention of this on your letter.

Can you please advise has this objection of the shared roof at the back of the property been reviewed.

Kind regards
Gemma McMahon
[Quoted text hidden]

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1277/21

Reg. Reference: SD21B/0430 Application Date: 30-Jul-2021

Submission Type: New Application Registration Date: 30-Jul-2021

Correspondence Name and Address: Stephen Ellis, SE Home Improvements 9, The Dale, Kingswood Heights, Dublin 24

Proposed Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Applicant Name: Tracy Palmer

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description:

The site contains a house, with separate accommodation above. The property has a back garden, with parking to the front. At present there is an open car port integral to the building. The area is characterised by similar properties

Site Area: 0.0178 Hectares.

Proposal:

The proposed development will consist of:

- Construction of a new façade wall to allow conversion of existing car port to new bedroom;
- ground floor rear extension with flat roof and
- all ancillary site works.

Zoning:

The subject site is subject to land-use zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Submissions/Observations/Representations

Submission received:

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Back
Roof
not
mentioned
→
Leaves
to Front
Roof

- * Shared roof with car port and attached car port, fascia, guttering also shared. The removal of half the shared roof will cause damage to the shared roof and guttering. It will change the original plan of the houses.
- Proposal will result in overshadowing.
- Proposal will cause noise pollution and negatively impact on privacy. Rooflight will be seen from upper floors of surrounding properties.
- Flat roof has safety issues and people can climb on it.
- Impact on property value of adjacent property.
- Proposal will result in loss of car park space for 3bed property (existing)

Comments made are considered in the assessment of the planning application below.

Relevant Planning History

Application Site:

S01A/0664 Development comprising 292 dwellings consisting of 14 no. 2 storey three bedroom terraced houses (Type A1), 11 no. 2 storey three bedroom terraced houses (Type A2), 18 no. 2 storey three bedroom terraced houses (Type A2a), 9 no. 2 storey two bedroom terraced houses (Type A3), 40 no. 2 storey three bedroom houses with 20 no. single storey two bedroom apartments over (Type B), 6 no. 1 bedroom apartments and 14 no. two bedroom apartments in a part 4 storey, part 5 storey and part 6 storey apartment building (Type G), 26 no. two bedroom units and 26 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E1); 12 no. three bedroom units and 12 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E2); 38 no. two bedroom units and 38 no. three bedroom units in part 2 storey and part 3 storey buildings (Type F); 8 no. two bedroom units in part 2 storey and part 3 storey buildings (Type F2); A single storey creche building (c.522sq.m.), together with associated car parking; site development works, including the provision of surface water drainage infrastructure connecting to the recent improvements undertaken to the Griffeen River; vehicular access to be via new 6 metre wide vehicular access off Lock Road (R120) approx. 140 metres south of the existing access to the adjoining Finnstown Cloisters housing scheme; a second vehicular access is also proposed via a new 7.5 metre wide entrance to link ultimately to the planned future Adamstown Link Road approx. 79 metres west of Haydens Lane; provision of traffic management improvement measures on Lock Road (R120) in the vicinity of new vehicular access to the proposed development, including the relocation of existing maintenance access to lamrod Eireann lands. Permanent retention of 525 mm dia. foul sewer located along the south-western edge of the permitted extension to Griffeen Valley Regional Park adjacent to the Grange Manor housing scheme which connects to existing four sewer manhole F6 (Ex); Minor revisions to site boundaries of No. 12 Finnsdown, No. 21 Finnsdown and No. 2 Finnsdown, Finnstown Cloisters situated along the northern boundary of the site; all on the site of c 7.5 ha. **Permission Granted (SDCC and ABP)**

Adjacent Sites:

SD11B/0165 Moving and setback front wall, containing a door and glazed side panels of a ground floor room which was converted from a car port as permitted under SD06B/0558 to align with front wall of the house. **Retention Permission Granted. 33, Harsted Drive, Lucan, Co. Dublin.**



Planning objection SD21B/0430

1 message

Mon, 22 Nov 2021 at 10:52

gemma mcMahon <gemmamc11@gmail.com>
To: planningdept@sdublincoco.ie

Dear all

In relation to planning SDC21B/0430

Is there any update to my last email sent to you in relation to the shared roof at the back of the house which was part of my original submission.

Many thanks
Kind regards
Gemma mcMahon

[Quoted text hidden]



Planning objection SD21B/0430

1 message

Michelle Furney <mfurney@sdublincoco.ie>

To: gemmamc11@gmail.com <gemmamc11@gmail.com>

Mon, 22 Nov 2021 at 13:50

Good afternoon,

Thank you for your email. Please note this has been forwarded to the relevant Case Officer who is dealing with this.

Regards

Michelle Furney

Planning Department

South Dublin County Council

Tallaght

Dublin 24.

From: John Evoy <jevoy@SDUBLINCOCO.ie> **On Behalf Of** Planning Department
Sent: Monday 22 November 2021 11:14
To: Janice O'Toole <jotoole@SDUBLINCOCO.ie>
Cc: Michelle Furney <mfurney@SDUBLINCOCO.ie>
Subject: FW: Planning objection SD21B/0430

From: gemma mcmahon <gemmamc11@gmail.com>
Sent: Monday 22 November 2021 10:53
To: Planning Department <planningdept@SDUBLINCOCO.ie>
Subject: Re: Planning objection SD21B/0430