

Fonthill Residents Association
c/o 6 Fonthill Abbey
Rathfarnham
Dublin 14

The Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

6th March 2022

Dear Sir or Madam,

Details of application	SD22A/0031
Applicant	Stella Browne
Location	29, Ballyboden Road, Rathfarnham Dublin 14.
Proposed Development	(1) Demolition of existing single storey garage and rear single story extension. (2) Construction of a new two storey, semi- detached dwelling house with an attic conversion and widening existing vehicular access to serve existing dwelling at 29 Ballyboden Road.

Fonthill Residents would like to strongly object to this application for the following reasons:

- It is contrary to sustainable development and principles of proper planning
- It is contrary to SDCC development plan, including its objectives and policies
- Elevation: The height of the development, is an obstruction of the building line, it would be injurious to the residential amenity of the area.
- Public Safety Concerns & the laneway: FRA has well documented with SDCC the safety concerns regarding this lane. As a result the county council erected a strong high locked gate to ensure public safety. We are majorly concerned the impact this build will have on the lane.
- Easy access to the lane: presently side lane access is removed by the heavy hedging along the property. If this hedging is removed the lane will be exposed and increases

the risk once more of incidence. We request the hedge is retained on the property in best interest of public safety.

- Structural concerns for foundations of the lane wall and gate. How the proposed development would impact the existing lane wall and gate structure?
- Vehicular access exists already for this property Fonthill Residents Association does not feel it is necessary to widen the gateway in this instance as it is a large tarmacadam and small grass drive.
- Questionable how will it be semi-detached? when the existing house is semi-detached. It would make this dwelling end terraced, with one of the house at an elevated narrower structure. Therefore this development would be imbalanced and not in keeping with the road line appearance.
- If it is a semi- detached development, is this an extension to the existing property? Fonthill Residents Association would support a stipulation like for 27 Ballyboden Road application number SD21B/0542 if approved, that the house cannot be sold, rented, business or commercial purposes etc.,

Please take into consideration our objections in your planning decision.

Please find enclosed the details of payment:

Date of payment: 08/03/2022

Receipt Number: T4/0/699766

Yours Faithfully,

Fonthill Residents Association

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdbublincoco.ie

Fonthill Residents Association
c/o 6, Fonthill Abbey
Ballyboden Road
Rathfarnham
Dublin 14

Date: 10-Mar-2022

Dear Sir/Madam,

Register Ref: SD22A/0031
Development: (1) Demolition of existing single storey garage and rear single storey extension; (2) construction of a new two storey, semi-detached dwelling house with an attic conversion and widening existing vehicular access to serve existing dwelling house at 29 Ballyboden Road, Rathfarnham, Dublin 14.
Location: 29, Ballyboden Road, Rathfarnham, Dublin 14
Applicant: Stella Browne
Application Type: Permission
Date Rec'd: 03-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.sdbublincoco.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.sdbublincoco.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**