

Planning Submissions
South Dublin County Council
Tallaght

1 Homelawn Villas
Tallaght
Dublin 24

Dear Sir/Madam

We wish to object to Planning Application SD22B/0062 at 45 Homelawn Road, Tallaght, Dublin 24.

Applicant was previously refused planning permission (SD21A/0097) and having looked at the new application the negative impact that the proposed development will have on our property is the same therefore we are objecting for the following reasons

1. Loss of Daylight, Views, and Overshadowing.

The proposed development will cause loss of daylight and aspect, views (vertical sky component) from our rear windows and rear garden. It will also cause overshadowing. We receive sunlight from the west in the afternoon and evenings only which will be blocked. Also the massing and proximity of the proposed development will enclose our garden, and cause an overbearing visual impact.

2. Distance/Separation

The site map with the application is not accurate as it does not show our rear extension or our neighbour's extension. The correct distance from the rear of our house and the proposed development is 6.5 metres which is excessively close, if I were to sit in my garden I will have a two story wall plus roof to the front and to the left less than 6.5 metres away. I will have no view other than concrete. The separation distance between the rear of our house and the proposed development is too small for a two story gable to be accommodated without unacceptable loss of aspect. The proposed development does not allow for adequate open space and will also cause a cramped feel being too close to our boundary wall, this will also seriously injure the amenities and depreciate the value of our property.

3. Overflowing Water

We are concerned about any rainwater which may overflow into our garden due to the proximity of the proposed development.

We would like to strongly object to this proposed development outlined above and would ask that planning permission be refused for this application. We would also like to invite the planning authority to visit us to see the full impact this proposed development would cause.

Yours Sincerely

Brendan & Pamela Canning

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

Brendan & Pamela Canning
1 Homelawn Villas,
Tallaght,
Dublin 24.

Date: 14-Mar-2022

Dear Sir/Madam,

Register Ref: SD22B/0062
Development: New 2 storey extension to front, side and rear of family home, also single storey home office/storage to rear garden and all associated site works.
Location: 45, Homelawn Road, Dublin 24
Applicant: Darragh Satelle
Application Type: Permission
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