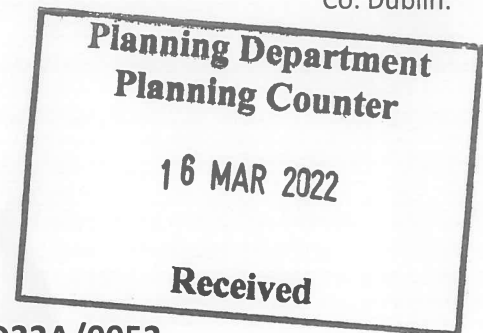


Noreen O'Toole and Finnian Ward
66 Dodsborough Cottages,
Lucan,
Co. Dublin.

Planning Officer
South Dublin County Council
County Hall
Tallaght
Dublin 24, D24YNN5



OBJECTION TO
PLANNING APPLICATION REGISTER REFERENCE SD22A/0052

Application Date: 14/02/2022
Applicant: Amy & John Ennis
Location: Site at rear of 66 Dodsborough Cottages, Lucan, Co. Dublin
Proposed Development: Construction of detached, single storey bungalow; new vehicular access to the Dodsborough Road (Adamstown Boulevard); car parking to front garden; new landscaping and boundary treatments and associated site works.
Decision Due: 10/04/2022

Dear Sir / Madam,

We strenuously object to the above proposed development to the rear of our cottage, 66 Dodsborough Cottages. The subject site has been refused planning permission 3 times, one in 1970, another in 1991/1992 and most recently under Reg Ref S99A/0505, which refused permission for over-development and traffic reasons.

We are the owners of 66 Dodsborough Cottages. This has been our home since 1992, where our four children were born and raised, all now full-time students and based at home.

The subject site, "66A Dodsborough Cottages", or "Site to rear of 66 Dodsborough Cottages" or "Site at 66 Dodsborough Cottages" as it is variously described in the Planning Application, was created by the historical subdivision of 66 Dodsborough Cottages under a previous owner. We wish to make it clear that the proposed site is entirely separate from No 66, and has its own Folio Number, (No 66; Folio 6813 and Subject Site; Folio 83178F). To our knowledge, 66A Dodsborough Cottages is not a recognised postal address, nor does it have its own Eircode. We note that the applicants incorrectly use our private Eircode to identify the site in question.

We are of the view that the description of the proposed site is misrepresented by using these details.

Primary Concerns:

Loss of existing solar light / heat amenity

The site is zoned to protect and/or improve residential amenity.

Our primary concern is that the rear of our single storey cottage is south facing and the proposed development would be detrimental to the amenity of our home especially in the low-sun winter months. The contiguous elevation drawing submitted would indicate that the proposed dwelling would be higher than both houses either side, and would be a mere 4m from the rear of our house.

(We were of the belief that the appropriate set-back distance between the rear of an existing dwelling and a new dwelling was 7.5m). The proposal would cause the rear of our house to be in shadow permanently. We note that no shadow impact analysis has been submitted.

Our house was built in 1936 and relies heavily on solar collection for heating in the back rooms. There are six windows on the rear aspect of our house. The proposal has failed to note this fact. We have enjoyed the established and continuous benefit of solar gain for the past 30 years. When we purchased our home, the rear boundary comprised of a 1m high block wall, 1.5m from the rear of our home. Within a number of years, and without our agreement, the owner of the subject site erected an unsightly timber fence to a height of 1.8m onto the block wall, which compromised the solar gain and amenity of our home. An objection was submitted to the County Council at the time but the fence has not been removed.

However, the excessive elevation of the proposed dwelling would significantly overshadow our home and thereby further exacerbate the reduction in levels of existing light and heat that we currently experience. The proposal would be a significant retrograde step to an established amenity for our family and would result in considerably increased energy costs to us for the future, and likely devalue our home.

Loss of Privacy Amenity

The proposed dwelling would have a significant overbearing impact on our home. The north elevation of the proposed dwelling features four windows and a side door, which would face directly into the six windows on the rear of our home, with a mere 4m gap between them. This unreasonable proximity would significantly impact on the privacy that our family has enjoyed over the past 30 years.

The proposed side door would likely be the most used entrance, as the proposed front door and back door open directly into the kitchen/dining/living room, making them the less attractive option in colder weather.

As stated above, the existing boundary between the properties consists of a disputed flimsy timber fence. The Proposed Development detail states that new boundary treatment would be provided, however we note that no new boundary treatment has actually been proposed to mitigate the impacts of noise and privacy issues. We would thus be forced to keep our windows closed to protect our privacy and reduce noise disturbances.

Traffic

Sightlines/vision splays to the south of the proposed entrance appear to be hampered by the height and alignment of the front wall of the adjacent house. Safe vehicular access and egress has not been demonstrated.

There is minimal parking available to the front of the proposed dwelling. The Planning Application is unclear as to whether one or two vehicles are to be accommodated on the subject site. The proposed configuration would require vehicles to reverse out onto a public footpath and busy road which will get much busier as Adamstown continues to be developed. It would also lead to roadside parking which tends to create serious traffic congestion and block sightlines. Many unaccompanied school children currently walk between Adamstown and Scoil Mhuire Primary School in Woodview, passing the subject site. Non-compliant sightlines would pose a risk to these children.

We believe the proposed development would endanger public safety by reason of a traffic hazard because of the serious pedestrian and vehicular conflict which it would generate.

Landscaping, Drainage, Building Line, Contiguous Elevations

The Planning Application states that new landscaping would be provided on the subject site, however no details of this have been proposed. There is no indication as to how the existing boundaries with other neighbouring properties would be treated, particularly the unsightly disputed timber fence between the subject site and the rear of our home.

The drawings indicate that a shared foul sewer traverses the site but no details are provided to demonstrate that the proposed diversion would provide the requisite falls.

A soakaway is proposed but no details have been provided to demonstrate that it would satisfy necessary criteria to function correctly.

The proposed dwelling would also be set back from the established building line and would impair the architectural character of the street.

We note that the proposed Contiguous Buildings elevation misrepresents the extent of the front wall of the bungalow to the south, the location of the existing ESB pole and layout of the proposed new entrance. In addition it fails to show the rear elevation of our home, upon which the proposed building would have a such a significant negative impact. (See photographs below)



Conclusion.

The proposed development, because of its excessive proximity, would have an unreasonably negative impact on our home. It would seriously overshadow and have an unacceptably overbearing effect on our home. It would lead to significant loss of light, heat and privacy amenities, and would thus depreciate the value of our property. In this regard, the proposal is inappropriate as it disregards the residential amenity of our home, and makes no reasonable proposals to protect this in any way.

It is our view that the proposed development constitutes piecemeal, back-land over-development of a restricted site. It would result in disorderly development and would set an undesirable precedent for other similar developments, which would in themselves and cumulatively be harmful to the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

Yours sincerely,

Noreen O'Toole, Finnian Ward.

Noreen O'Toole and Finnian Ward

Date: 16/3/22.

Noreen O'Toole & Finnian Ward
66, Dodsborough Cottages
Lucan
Co. Dublin

Date: 22-Mar-2022

Dear Sir/Madam,

Register Ref: SD22A/0052
Development: Construction of detached single storey bungalow, new vehicular access to the Dodsboro Road (Adamstown Boulevard), car parking to front garden, new landscaping and boundary treatments and associated site works.
Location: Site at rear of 66, Dodsborough Cottages, Lucan, Dublin, K78YY33
Applicant: Amy & John Ennis
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.sdublincoco.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.sdublincoco.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. Crowley
for **Senior Planner**