Objection to planning application 2 Dodder Park Road Rathfarnham Dublin 14 Planning reference SD22B/0078 Orla Duffy & Craig Mallon

> "The provision of 22.5sq.m first-floor extension to the side over existing converted garage, with new bedroom. Extended roof to be pitched with finishes and levels to match existing and a 17 sq m single story kitchen extension to the rear."

Dated Thursday 10 March 2022

By: Peter and Marita Gonsalves, 2A Dodder Park Road, Rathfarnham.

Dear Sir/Madam

On 31 January 2022, our neighbours contacted us by WhatsApp, to advise they intended to apply for planning permission for "a small change and then build a bigger extension over the garage for an extra bedroom and bathroom and to go out and back to extend the kitchen by two meters."

They clarified for us in relation to the height of the kitchen, by WhatsApp 03 February, that "the rear extension is 3m at the highest point and 2.4m at gutter"

We went across at their invitation, on the Sunday morning 05 February. We raised our concerns and asked them to talk with their Architect to see could they be accommodated, they responded on Wednesday 09 February:

They advised us by WhatsApp 16 February that the Architect had said that:

> "The proposed design will have minimal impact on your neighbours as per your request at the design stage.
>
> It is to be constructed 900mm off the common boundary to the front and rear of the established building line at the first-floor level. In this sense it is like any other semi-detached house constructed without a garage. In planning terms your proposals would have zero impact.
>
> There is no window proposed to the side. There is no over-shadowing. There is no construction on the common boundary to the west at No. "2A Dodder Park Road. The mid-day sun is well past the extension at any time of year."

The Planning Notice was erected. It is dated 14 February 2022. **Appendix A.**

Application Validated by South Dublin County Council on the list 25 February 2022 but plans not online by 07 March 2022, and plans were viewed onsite at South Dublin County Council at 10.45am on 07 March 2022.

Looking at the plans we feel it will have a significant impact.

Looking at the proposed plans, we feel it would severely impact on our dining-room/conservatory and our small seating space outside. It would mean the existing extension, which is in line with our house, would be brought back another few feet beyond the existing extension **Appendix B.** A new kitchen extension out would also be coming 6 feet closer to us to 900mm of our boundary wall.

The existing house and extension for 2 Dodder Park Road, are seen in **Appendix C.**

Those two proposed significant extensions will hugely impact on us in heating terms and in use of our existing amenity. We are a couple in our late 50s and mid-60s. Retirement is next year for one of us. The morning sun, and using our conservatory are important as is the ability to sit outside in a small yard. To clarify, our home was built in the original side garden of 2 Dodder Park Road. **Appendix D.** We are not objecting for the sake of it. We are raising concern about/objecting to the removal of the amenity we currently enjoy.

Reasons for objection to the proposed extensions (side, and kitchen additional width not the kitchen length, nearer our home)

The proposed second-floor extension would overshadow our house, have an overbearing impact on our property, dominating our conservatory and small outdoor amenity area. It will spoil the conservatory and outdoor amenity we have become accustomed to.

Based on the drawings copies provided by the Council planning counter, the elevations treatment of the two-story side extension is seriously out of character with the design and character of the house and the adjoining house. The window size and proportions do not match and, what appears to be, timber cladding is a new element being introduced into the street scape.

The attic 'extension and conversion' is 'for habitable use as a bedroom' and not for storage. Even with the extension of the roof, this does not appear to meet habitable standards, as less than 1/2 of the floor area has the requisite height of 2.4m.

The proximity of this 2-story structure is not matched in any of the 5 houses in the group (as shown on the site layout plan. The established spacings between the houses is being breached by this proposal.

The proposed extension to the side of the house through its location and height would significantly reduce the amount of daylight and sunlight currently enjoyed by 2A Dodder Park Road.

It would block the Sun from our entire eastern wall, thus, overshadowing our home, and driving up our energy costs, plus significantly shadowing our conservatory, and spoiling the amenity.

As well as blocking sunshine from our eastern wall, the proposed extension to the side would be bulky and feel oppressive and overbearing when experienced from 2A Dodder Park Road Our current amenity will be negatively affected by the proposed new side extensions. Including the kitchen extension.

The proposed extensions would have a jarring visual effect when viewed from the glass roof conservatory of 2A Dodder Park Road.

The proposed changes to the existing garage conversion including bringing it back as well as up, would significantly alter the character and appearance of the dwelling.

As the part of our house that faces east, receives the most sunlight this would be blocked by the proposed new extension. **Appendix D.** The proposed extensions to the property would be at odds with the councils aim of protection of existing residential amenity.

Amenity pleasantness currently enjoyed would be gone sunlight would no longer fall on the entire east wall of our house potentially driving up energy costs.

The proposed extension to the property does not respect the appearance and character of the houses and local area.

The extensions are not in harmony with the other houses, nor do they consider the adjacent uses (neighbours enjoying the use of their conservatory) or how the house extensions interact with our property.

The proposed extensions would be dominant and overlarge in relation to the scale and appearance of the house.

We noted that, on the application a pitched roof is mentioned however on the actual plan one can see that they retain the hip roof style and extended over the two rooms to be built over the garage.

We can't see from the proposed plans where the exhaust fumes of their heating, currently venting from the utility room into their yard, will vent to. The proposal is for a full glass wall facing their garden in the extension. We don't want exhaust fumes coming into our yard making it difficult to sit out there, or into the side passageway, as that is something we use.

Will they repair/replace the shared party wall if damage is done during their proposed building works, should planning, or planning with conditions be granted by South Dublin County Council.

Below is a statement of what we think would be a reasonable extension which would be acceptable to us
A single storey extension back from the current rear building line of the main house, excluding the utility room, and a second-floor extension over the converted garage with a hipped roof matching the existing.

Thank you for taking our observations into consideration.

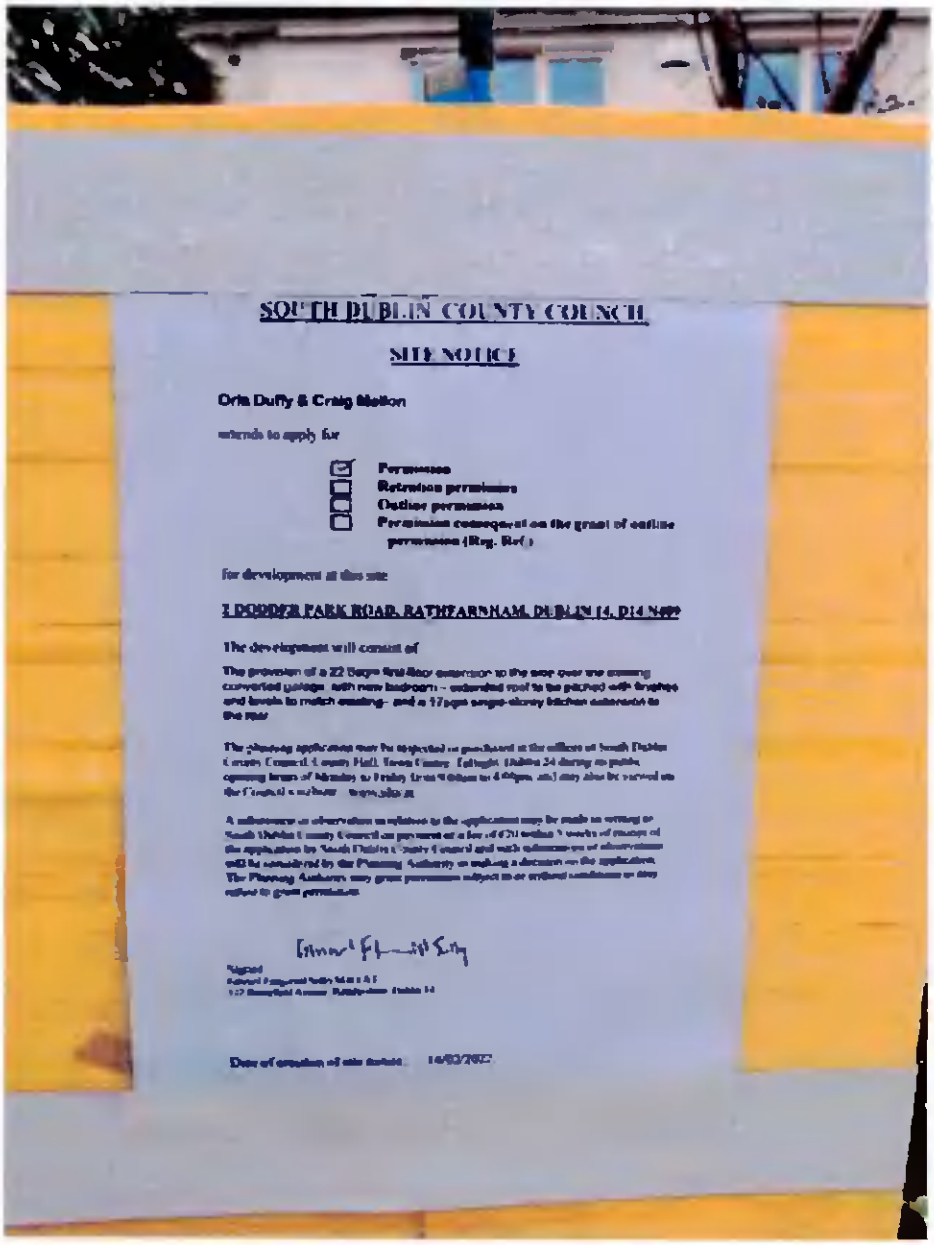
In addition to this submission, we wish to reserve the right to respond to any submission made by the applicants in response to our objection, prior to a decision being made, even if this is outside the 5-week window for objections.

Marita Gonsalves

Marita Gonsalves and Peter Gonsalves 10 March 2022

Peter Gonsalves

Appendix A: Photos of site notice



SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Orla Duffy & Craig Mellon

intends to apply for

☑ Permission
☐ Retention permission
☐ Outline permission
☐ Permission consequent on the grant of outline permission (Reg. Ref.)

for development at this site

7 DODDER PARK ROAD, RATHFARNHAM, DUBLIN 14, D14 N6P9

The development will consist of

The provision of a 22 [illegible] first floor extension to the rear over the existing converted garage, with new bedroom – extended roof to be pitched with dormer and levels to match existing – and a 17sqm single-storey kitchen extension to the rear

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday, from 9.00am to 4.00pm, and may also be viewed on the Council's website www.sdcc.ie

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submission or observation will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed

Date of erection of site notice: 14/02/2022

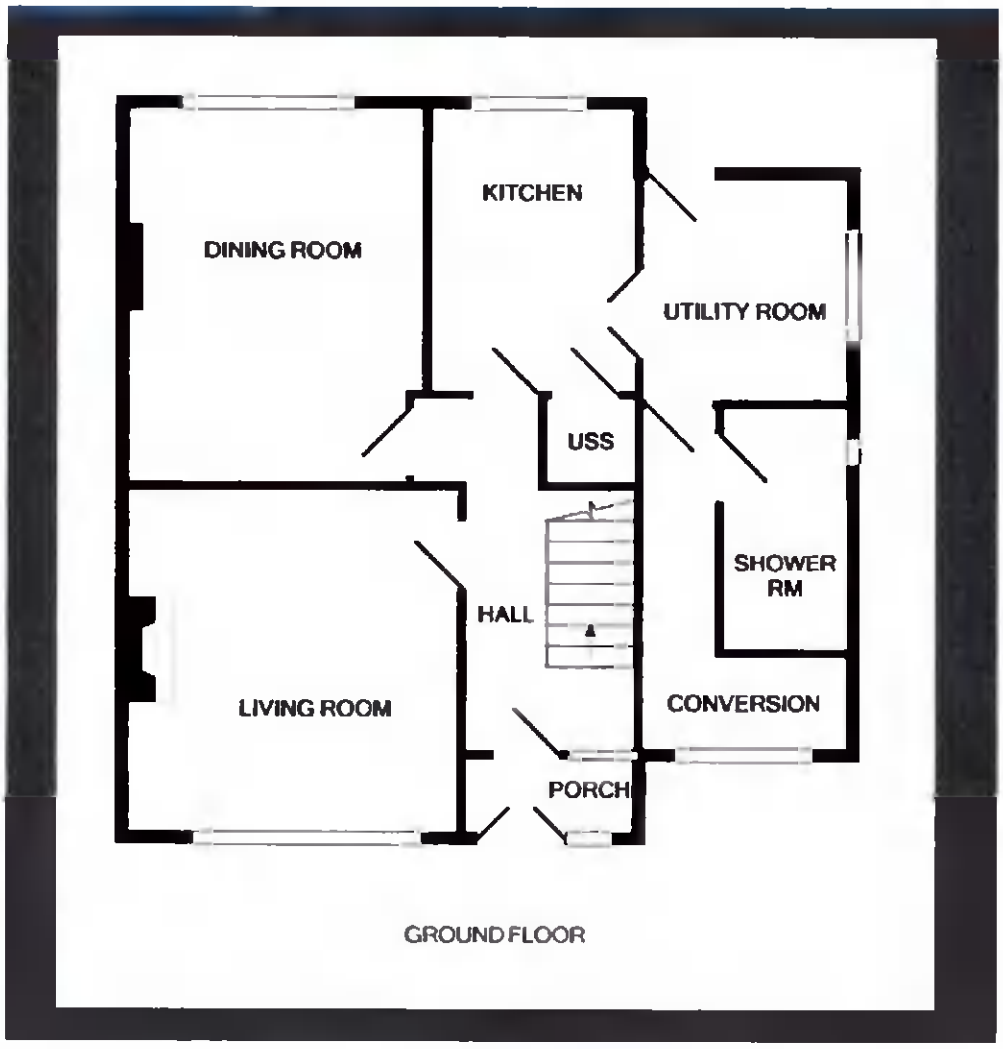
At South Dublin County Council on 07 March 2022, as well as 'permission', ticked, 'retention permission' box was also ticked.

Appendix B: Picture from our Dining Room Conservatory February 2022

We have light and the existing small extension flat roof in black, is lined with our house. Moving this extension back to align with their own house, and up into the dormer roof, and adding a single-story kitchen extension across the whole of the original house width and proposed new width of moving the existing extension back also, would mean a kitchen right by our wall, together, would impact us hugely.

Appendix C House plan and pictures of 2 Dodder Park Road online in For Sale documents from a few years ago online 08 March 2022

As on the old for sale notice Breaking news MyHome.ie
https://property.breakingnews.ie/residential/brochure/2-dodder-park-road-rathfarnham-dublin-14/4063525



DINING ROOM
3.46m x 4.39m (11'4 x 14'4")
Well-proportioned room overlooking rear garden with fireplace (presently blocked up – but could be reinstated) and wall lighting.

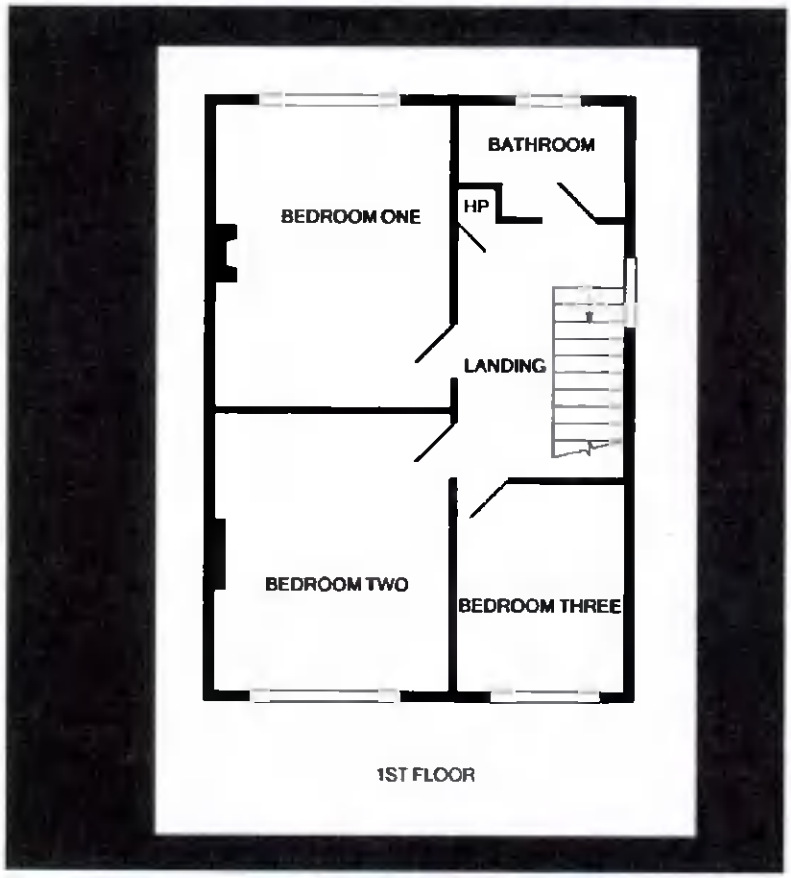
KITCHEN
2.41m x 3.28m (7'10"x 10'9")
The Kitchen has floor and wall mounted units with built-in oven, ceramic hob and overhead extractor. There is a one and a half bowl stainless steel sink with tiled splash back and recessed down lighters. There is access to under stairs storage with shelving and a door leads to;

UTILITY ROOM
2.44m x 2.51m (8'0" x 8'2")

With access to rear garden, with side window, built in storage cupboards and is plumbed for a washing machine. The GFCH boiler is also housed in cupboard, access to;

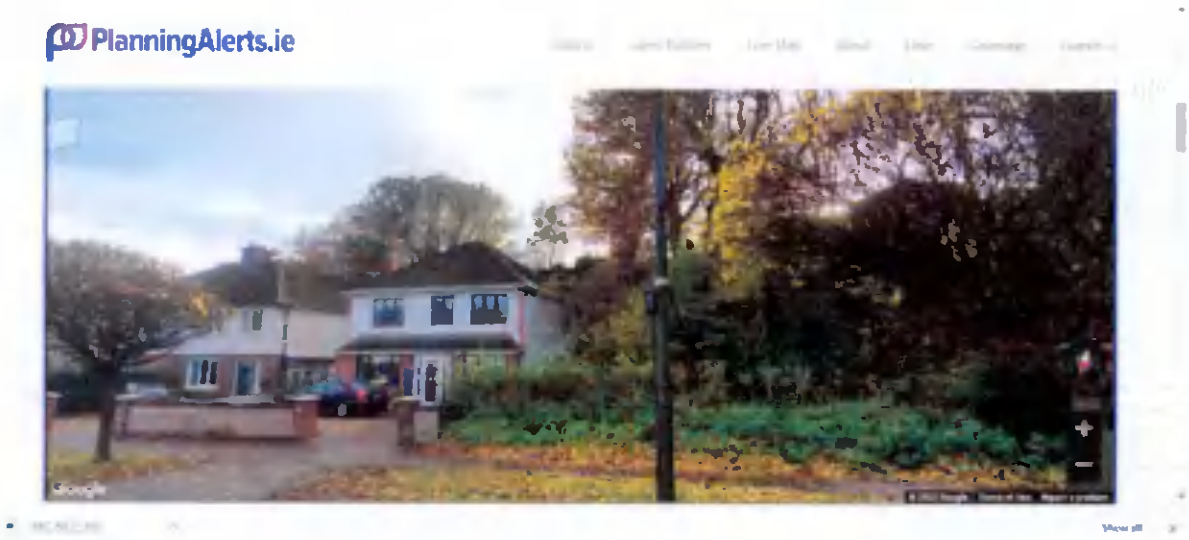
SHOWER ROOM
Fully tiled, with walk-in shower complete with Mira Electric Shower, pedestal whb, wc and extract fan.

GARAGE CONVERSION
2.42m x 4.02m (7' 11" x 13'1")
With window overlooking front garden - could easily be adapted to become that prized extra living space.



Planning Department
Planning Counter
10 MAR 2022
Received

Appendix D: Picture of our house and yard, and trees on the land next to us



Ends:

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

PETER & MARITA GONSALVES,
2A DODDER PARK ROAD
RATHFARNHAM
DUBLIN 14

Date: 15-Mar-2022

Dear Sir/Madam,

Register Ref:	SD22B/0078
Development:	The provision of 22.5sq.m first-floor extension to the side over existing converted garage, with new bedroom. Extended roof to be pitched with finishes and levels to match existing and a 17sq.m, single storey kitchen extension to the rear.
Location:	2, Dodder Park Road, Dublin 14
Applicant:	Orla Duffy & Craig Mallon
Application Type:	Permission
Date Rec'd:	22-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 Pleanala 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. Furney
for **Senior Planner**