

19 Church View
Green Park
Clondalkin
Dublin 22.

22/03/2022

**Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24.**

Re: Planning Application SD22B/0079

Dear Sirs,

I wish to make a submission/ observation regarding the above planning application for the retention of a, DETACHED, SINGLE STOREY, SHED/GYM/OFFICE to the rear of the garden with ancillary works at 23, Church View, Green Park, Gibraltar, Dublin 22.

BACKGROUND

This development started out as a so called exempt development to replace an existing large garden shed. As the development started it was abundantly clear that this new block structure was far greater in size than the 25sq/m exempt development allowance.

In addition to my neighbours, my daughter on my behalf made a submission on Friday 21/01/22, Ref: S8878 to the planning enforcement section of our concerns regarding the said shed and it is now approximately 40sq/m in size.

The applicant was sent a Warning Letter by The Enforcement Section of South Dublin County Council on the 28/01/22.

On the 22/02/22, Anthony Sterio submitted a planning application for retention of this structure.

Please see my observations below;

1. No consultations ever took place with the applicants neighbours.
2. The structure is excessive, being almost twice the size of the exempt guidelines.
3. The applicant's garden level is much higher than those adjoining to the west, making the aesthetics even worse.
4. The structure towers above existing walls and boundaries (see photo no.'s 1 & 2).

5. The structure represents the worse possible eyesore to the occupants of no's 16/17/18 and 19, Church View.
6. It blocks the sunlight from his neighbour's gardens/kitchens.
7. It obscures the natural view of their rear gardens .
8. The Site Notice placed by the applicant has been placed in such a manner as to avoid easy viewing and the fixings obscures the *erection of site notice date*. (see photo no.3)
9. In addition, the notice is placed 3m in from the boundary wall which necessities trespassing in order to read it, moreover its fixing renders it unseen by approaching pedestrians because it's height is too low. (see photo no.4)

Yours sincerely,



Bernard Butler

Photos



1. Photo taken from the back garden of house no. 17 Church View



2. Photo taken at eye level from the back garden of house no. 19 Church View of structure without the roof.

Photos continued.....



3. Site notice with date of erection of site notice blocked by fittings.



4. Site notice location in the front garden of 23 Church View.

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

Bernard Butler
19, Church View
Dublin 22

Date: 30-Mar-2022

Dear Sir/Madam,

Register Ref: SD22B/0079
Development: Retention for detached single storey shed/gym/office to the rear of the garden with ancillary works.
Location: 23, Churchview, Gibraltar, Dublin 22
Applicant: Anthony Sterio
Application Type: Retention
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 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. Furney
for **Senior Planner**

