

6th February, 2022.

The Planning Department,
South Dublin Co. Council (SDCC),
County Hall,
Dublin 24.

RE; Planning Application SD21B/0526 – Response to additional information request.

Dear Sir/Madam,

With regards to the additional information request issued by the SDCC Planning Authority (decision order 159, dated 07-Dec-21) I wish to provide the following confirmation with specific regard to item no. 2(a): Extract added for clarity:

- 2 (a) The proposed rear extension would have an overall height of 5.2m (representing an increase of 2.6m at this location on the site). This is concerning to the Planning Authority because the existing site slopes downwards in an easterly direction and the dwellings located to the east are set a significant level below the level of the subject site. The proposed ridge height of 5.2m would read as much higher from adjacent properties and may be considered to be overbearing, especially considering that the structure would be constructed right to the boundary with No. 268. The Planning Authority requests that revised proposals (to include revised floor plans, site layout plan and elevational plans) be submitted that pulls the rear extension back from the eastern boundary by a minimum of 1m.

Extract from Decision Order No. 1569 with reference to planning application SD21B/0526

The following parties have met and discussed the planning application (SD21B/0526) in its full details:

Dáire Nolan of 16 Oakcourt Park, Palmerstown, Dublin 20. (owner)

Helen and Nora O'Meara of no. 268 Oakcourt Drive, Palmerstown, Dublin 20 (owners)

Within this meeting the full planning documents of SD21B/0526 were presented in hard copy by Dáire Nolan to Helen and Nora O'Meara of no. 268 Oakcourt Drive and discussed in detail with amongst other general details the specific details with regards to the requirement of the Additional Information clause 2(a) to pull the extension back 1m (as per extract above).

Both the aforementioned parties agree as follows:

1. Pulling the proposed extension back by 1m will make no material difference to any impact the extension may have to No. 268 nor in the opinion of both parties will it make much difference to the impact it currently has in its current built form. Inversely, it will make it significantly more difficult if not impossible for the extension to achieve its objective of adding another bedroom with sufficient space to incorporate a window facing south (as is shown on the current proposed plans)
2. Both Nora O'Meara and Helen O'Meara have no objection to the extents of the proposed extension being constructed up to the boundary wall provided the following criteria are incorporated into the design and adhered to if/when the extension is constructed:

- a. At least three trees will be removed (or possibly up to 5) that sit just inside the boundary of no. 16 rear wall that borders no. 268.
- b. No windows are to be incorporated into the rear gable wall (facing No. 268 / Easterly) of the dwelling at no. 16 Oakcourt Park.
- c. The existing timber fence panels currently fixed to the boundary wall are to be replaced with new fencing panels at the sole cost of the applicant for the full extents of boundary to no. 268 and are to be installed at approximately the same height as the existing timber panels.
- d. Nora & Helen O'Meara are to be consulted with on the type and style of the proposed new fence panels prior to the erection and completion of the new panels.

Dáire & Romaine Nolan agree to incorporate the criteria outlined in item no. 2 above into the design when submitting the response information to the Planning Authority.

Should the Planning Authority wish to discuss this with the owners of No. 268 Oakcourt Drive the contact details for Ms Nora O'Meara are; 087-2847568. Note: this information must not be made publicly available.

Signed:

Owners of 16 Oakcourt Park:



Romaine Nolan




Dáire Nolan

Owners of 268 Oakcourt Drive



Helen O'Meara



Nora O'Meara

7.02.22

7/2/22