

2 Whitehall Gardens
Terenure
Dublin 12

26th April 2022

The Planning Department,
South Dublin County Council,
Tallaght,
Dublin 24.

Re: Planning Application SD22A/0094

Proposed Development: 3 bed detached 2 storey house at rear of number 44 Whitehall Road with new vehicular/pedestrian entrance through Whitehall Gardens; 2 car driveway; all associated site boundaries, landscaping, drainage, new foul water connection to Whitehall Road and ancillary works.

Dear Sir/Madam,

We wish to register our opposition to the proposed development at the rear of number 44 Whitehall Road.

We oppose the construction of the proposed dwelling on the following grounds:

1. Access

Whitehall Gardens is a narrow cul-de-sac (only 6.245m wide) that is already heavily used for parking purposes with vehicles parked on both sides, mounting footpaths negatively impacting wheelchair and buggy users. Residents of the cul-de-sac struggle to park their own vehicles with many non-residents parking here too. Our cul-de-sac has become a park-and-ride facility for commuters to the city centre as well as a carpark for local businesses on the Whitehall Road. We at number 2, currently have difficulty entering and exiting our driveway. The building of a house almost opposite our front gate will make the situation next to impossible.

2. Health and Safety Considerations

Increased vehicular traffic from this proposed development, both during construction and subsequently will exasperate access problems. Emergency vehicle access in the event of a fire or medical emergency is paramount and the proposed new vehicular entrance of this application will undoubtedly compound the issue.

There is no public shared green area in the cul-de-sac for our children to play on. Passing traffic on our narrow congested road is always a worry and adding a further building to the road will increase the risk of an accident.

3. Zoning

Whitehall Gardens has traditionally been zoned residential amenity A. This protects and improves the residential amenity value of the area. The proposed development will not add to the residential amenity value but will in fact hinder it. The proposed location of the development to the rear of number 44 Whitehall Road runs very close to number

1 Whitehall Gardens, leaving as little as 0.912m separation to 1.978m separation at most. This is unacceptable in terms of visual and residential amenity. This proximity would bring visual obstruction, overshadowing, overbearing effects and overlooking of the surrounding properties. Private amenity space is also of concern. The diminished outdoor space left for both the existing property at number 44 Whitehall Road and the new proposed property would also negatively impact its current and any future inhabitants of the properties.

4. Drainage Issues

The proposed development lies in the fluvial flood zone of the Poddle River. This river in times of heavy rain causes serious flooding of both Whitehall Gardens and Whitehall Road. (Please review flood events of 1999, 2011 and 2014). Our own property and garden was flooded with water and sewage waste in the 2014 event and required emergency assistance from the fire department. Homes and gardens in the area have suffered serious drainage issues over a number of years as a consequence. The addition of another property will exasperate this devastating issue. Furthermore, the proposed development is located after the attenuation tank on Whitehall Road, thus adding to the section that the tank is protecting from sewage flooding.

5. Visual Intrusion

The proposed development also represents a loss of open space and thus detracts from the amenity value and character of our neighbourhood. It will visually impact the view from our home at number 2 Whitehall Gardens, resulting in loss of privacy and blocking the evening light that our home and garden enjoys. These were key influencing factors for us when we bought our home and this proposed development will devalue our home and the enjoyment we get from it.

6. Backland Development

The proposed development is piecemeal and represents unstructured infill development that does not contribute to the residential amenity.

7. Setting a precedence

Permission for the proposed development could set a precedent for further such development and thereby lead to a deterioration of the environmental wellbeing of the area and its residents. Please refer to previous applications for similar rejected proposed developments at both 40 and 44 Whitehall Road (S01A/0285 and SD07A/0018)

8. Community Spirit

Whitehall Gardens is a small cul-de-sac of 12 homes (6 blocks of semi-detached houses). Built almost 90 years ago, due consideration was given to its layout, house structure and open garden space. This integrated architectural unit of homes led to the establishment of a community with a unique ethos, spirit and neighbourliness. The proposed development of a detached home would alter the structure, streetscape and character of this unique settlement, something that we strive to protect and preserve.

We believe that if the proposed development is approved, it would detrimentally affect the character and amenity of the road on which we live.

Thank you for your attention,

Clíodhna Nic Dháibhéid & Daithí Ó Dúnáin

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Clodhan Nic Dháibhéid & Daithí ó Dúnáin
2, Whitehall Gardens
Dublin 12**

Date: 04-May-2022

Dear Sir/Madam,

Register Ref: SD22A/0094

Development: 3 bed detached sustainable 2 storey house; new vehicular/pedestrian entrance; 2 car driveway; all associated site boundaries, landscaping, drainage. new foul water connection to Whitehall Road and ancillary works.

Location: 42, Whitehall Road, Terenure, Dublin 12, D12 YR60

Applicant: Derek Glennon

Application Type: Permission

Date Rec'd: 01-Apr-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