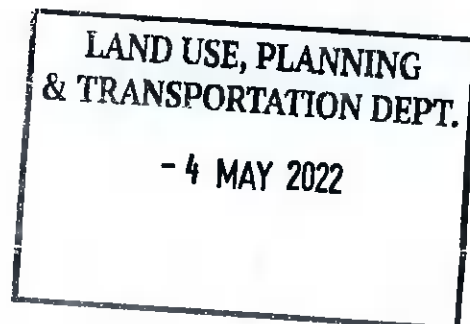


1 Whitehall Gardens
Dublin 12
D12K4C1
02/05/22



Sir or Madam

SDCC
County Hall Tallaght
Dublin 24

Dear Sir or Madam:

We refer to Planning Application SD22A/0094 submitted by Derek Glennon for the construction of a new 3 bed detached two storey dwelling: creation of new vehicular driveway and pedestrian entrance along with all associated site works, landscaping and drainage.

We wish to add the following observations in relation to the proposed development --

- The proposed development is not in accordance with the zoning and development plan policy as laid out in SDCC Development plan to 2022 or draft plan to 2028 where the area is designated RES with land serving 'to protect or improve residential amenity'.
- Location of the proposed development is in a back garden location, the proposal is to build on part of the rear garden of 42 Whitehall Road and have the front entrance emerge into Whitehall Gardens, a quiet established cul de sac.
- It is a 2-storey construction in close proximity to the adjoining properties and, although hard to ascertain from the plans submitted, the height is excessive and will overlook and overshadow these properties and their rear private spaces leading to a diminution of privacy.
- The SDCC development plan specifically advises that development in close proximity to adjoining residential properties should be limited to single storey to reduce overshadowing and overlooking yet this proposal is for a two-storey 3 bed house.

Sir or Madam

02/05/22

Page 2

- The distance between the gable wall of the proposed house and the gable wall / joint boundary of the existing No.1 Whitehall Gardens varies and reduces to less than 1 metre as per the submitted drawings leaving limited options for access to the rear and results in unnecessary proximity to the existing first house in the Gardens.
- Noise pollution through increased levels of traffic to Whitehall Gardens both during and after development will significantly impede enjoyment of residential amenities.
- The location is an overdevelopment of a confined site and would set a precedent for similar developments in the immediate vicinity detracting from the existing quiet and established nature of the area.
- Car parking amenities currently in use on Whitehall Gardens will be considerably curtailed with the construction of proposed development.

We reside in a small cul de sac with no through road where the proposed development frontage will be located – we believe its construction would not be conducive to retaining the quiet, private nature of Whitehall Gardens and would result in a considerable loss of privacy to the immediate neighbours both in Whitehall Gardens and on Whitehall Road.

Sincerely,

Handwritten signature of Mark Duffy and Fionnuala Duffy in black ink.

Fionnuala and Mark Duffy,

1 Whitehall Gardens

Dublin 12.

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

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

**Fionnuala & Mark Duffy
1 Whitehall Gardens,
Dublin 12.**

Date: 05-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**