

3 Whitehall Gardens

Dublin 12

D12F8H3

LAND USE, PLANNING  
& TRANSPORTATION DEPT.

- 4 MAY 2022

3<sup>rd</sup> May 2022

The Planning Office

South Dublin County Council

County Hall Tallaght

Dublin 24

Dear Sir or Madam,

I refer to planning application SD22A/0094 submitted by Mr. Derek Glennon of 42 Whitehall Road, Terenure. The application seeks permission for construction of a 2 storey, 3 bedroom detached house in the rear garden of the residence at 42 Whitehall Road.

I wish to submit a formal objection to this proposed development on the following grounds.

**1. Use Zoning Objectives for the Area**

The proposed development does not accord with Development Plan policy as laid out in the SDCC Development Plan 2016 – 2022 and the SDCC Draft Development Plan 2022 – 2028.

The former plan illustrates in Map 6 that the site for proposed development at 42 Whitehall Road is classified under Use Zoning Objectives as objective RES which is defined as “to protect and/or improve residential amenity” (SDCC 2016 – 2022, Context Map).

The latter plan (2022 – 2028) also defines the land use zoning objectives for existing residential (RES) as “to protect and/or improve residential amenity” (SDCC Draft Plan, Section 13.1).

The proposed development at 42 Whitehall Road is not consistent with the stated zoning objectives contained in the current South Dublin Development Plan. It will set an undesirable precedent for further development which will lead to a detrimental impact on the residential amenity value and character of the area.

The SDCC Development Plan 2016 – 2022 states in Section 2.4.0 (Policy 17 Residential Consolidation) that Objective 5 is ‘to ensure that new development in established areas does not impact negatively on the amenities and character of an area’.

**2. Restricted Site**

The proposed development is to the rear of an existing dwelling and is situated on a restricted site area inappropriate to such a development. The access to the site is also narrow and restricted and this may give rise to issues relating to the delivery of construction materials to the proposed development.

**3. Proximity to surrounding gardens and dwellings**

As a consequence of the restricted site area, the proposed development will impact negatively on the surrounding dwellings and gardens. The proposed dwelling will impact on properties both on Whitehall Gardens and Whitehall Road with the potential for visual obtrusion, overbearing effects and overlooking.

**4. Privacy**

The orientation of the proposed dwelling will lead to a loss of privacy for adjoining properties which have south-west and east facing aspects and which will face potential overlooking by the proposed development.

**5. Backland Development**

The proposed dwelling does not comply with SDCC Development Plan policies in respect of backland development. Section 11.3.2 (iii) of South County Dublin Development Plan states: 'Development that is in close proximity to adjoining residential properties should be limited to a single storey to reduce overshadowing and overlooking' (SDCC Development Plan, p. 207). The proposed development is a two storey development.

**6. Location of site in an area with an established pattern of development**

Section 11.3.2 (iii) of South County Dublin Development Plan states that infill development should be in conformity with the following criterion: 'Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area' (SDCC Development Plan, p.207).

**7. Precedent for piecemeal development**

The proposed development would set an undesirable precedent for further similar development and lead to piecemeal development which would cumulatively be harmful to the residential amenities of the area. The proposed dwelling would be contrary to proper planning and sustainable development.

Thank you for your consideration of these formal objections to the proposed development of a dwelling to the rear of 42 Whitehall Road, Dublin 12.

Yours faithfully

  
Laurence Cooke

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Laurence Cooke  
3 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](http://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](http://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**