

17TH MAY 2022

RE: OBSERVATION TO PLANNING APPLICATION SD22B/0156

PLANNING REF; SD22B/0156

PLANNING APPLICATION ADDRESS: 6 TEMPLEROAN LODGE, DUBLIN 16

Dear Sir / Madam,

I wish on behalf of my clients Sue, Peter, John and Ciara Vincent of 7 Templeroan Lodge, to make the following observation regarding Planning Application D22B/0156.

My clients home, 7 Templeroan Lodge shares a joined boundary to the north with the applicants at 6 Templeroan Lodge.

In our observation we refer/reference standards from the *South Dublin County Council Development Plan 2016 -2022* and in particular *South Dublin County Council Planning Department House Extension Guide*.

We note that there has been no roof plan submitted at a scale of not less than 1:200.

We note that the ground floor levels are incorrectly represented on drawing 6TL-P10. The ground floor levels of number 6, & 7 Templeroan Lodge are incorrectly drawn as level. Number 7 Templeroan Lodge is sited higher than the applicant's home at 6 Templeroan Lodge.

Observation A

Attic Level dormer extension and First Floor Level dormer extension

The design of Templeroan Lodge comprises of 10 identical semi detached dormer bungalows with steep pitched roofs, set into a gently curving cul-de-sac. *Refer appended photo 1 & 2*

This steeped pitch means that the proposed flat-roof rear extension at attic level (proposed roof line taken from the existing ridgeline) is unusually high and has a significant roof bulk relative to the overall size of the dwelling. Reference drawing 6TL-P12. This negatively impacts the character and form of the original design of the dwelling and the neighboring dwellings.

This proposed attic level and the proposed first floor level extension are not set back from the eaves as recommended in *South Dublin County Council Planning Department House Extension Guide* for dormer extensions.

We feel this proposed extension to the rear of 6 Templeroan Lodge is out of character and will negatively impact my client's privacy and use of their much enjoyed rear garden. *Refer photo 3 & 4*



Observation B

Triangular window to south side gable at Attic Floor Level;

A large triangular window approximate dimension of 2250mm x 1000mm is proposed at attic level to the south gable of 7 Templeroan Lodge. The large size of this window will result in overlooking to my client's home. Due to the level difference between the two dwellings this window will look directly across into my client's first floor landing window (the distance between two windows is 2m). This window also allows for an elevated view to the east directly into my client's rear garden. *Refer appended photo 3 & 4*

Reference; Section 4 Overlooking and Privacy - South Dublin County Council Planning Department House Extension Guide.

We request that this south elevation triangular window be omitted or the proposed glazing be changed to opaque. This change would significantly improve privacy and overlooking to my client's home.

In summary my clients have enjoyed living at 7 Templeroan Lodge for over 30 years. This proposal would negatively impact on their privacy and enjoyment of their garden as well as potentially affecting the market value of their home.

Yours sincerely,



Niamh Hogan

Principal | Niamh Hogan Architects
DipArch BSc | MRIAI | Conservation Architect Grade III



Image 1 : Aerial view of Templeroan Lodge, note steep pitched dormer bungalows.



Image 2 : Aerial view of Templeroan Lodge, note simple first floor dormer rear extension (No. 4 Templeroan Lodge) designed in keeping with the original dwelling.



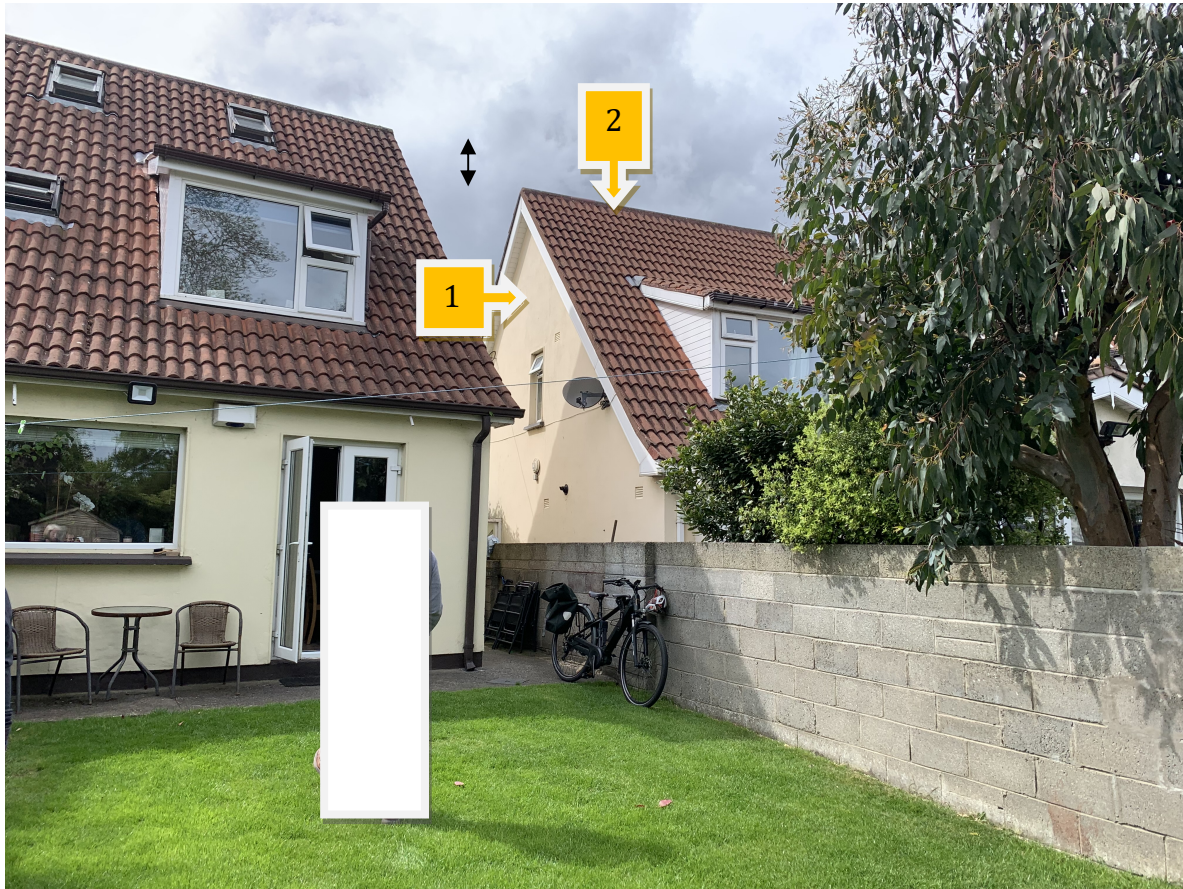


Image 3 : Rear elevation of no 7 Templeroan Lodge showing location of 1. Proposed apex gable window 2. Height of proposed flat roofed attic extension 3. Level difference between number 6 and 7 Templeroan Lodge.



Rear garden of number 7 Templeroan Lodge is a much used and enjoyed space.