

PATRICK JOYCE ASSOCIATES

Consulting Engineers

2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16

Tel: (01) 4946745
Mobile: (087) 2476375

Email: patrickjoyceassociates@gmail.com

PATRICK C. JOYCE BE, MBA, C.Eng., MIEI

Planning Ref. No. SD22B/0173

Planning Department,
South Dublin County Council
County Hall,
Town Centre,
Tallaght,
Dublin 24.



26th May 2022

Re: Planning application for development consisting of single storey extension to rear of existing dwelling-house and widening of existing driveway entrance

Applicants: Dermot & Mairead Donegan

Location: 143 Kimmage Road West, Dublin 12

Dear Sir/Madam,

I act on behalf of Dermot and Mairead Donegan, who are the applicants, in respect of the above planning application. I herewith enclose cheque in the amount of €20.00 in respect of this observation.

It is noted that Robert & Rita Sweeney, 145 Kimmage Road West, have submitted an objection in respect of the planning application. They reside in the adjoining dwelling-house to the applicants. The applicants wish to comment as follows in respect of the stated reasons for objection:

The proposed extension is a modest extension and will result in a floor area increase of 22.6 square metres and it has a maximum height of 3.0 metres above ground floor level. The proposed extension is located entirely within the applicants property.

The proposed extension is actually smaller than some other extensions in the immediate area, such as the extension on the adjoining dwelling-house at No. 139 – refer to Drawing No. D-2205-01: Site Layout Plan.

The gardens for these houses are south west facing gardens. The objectors are incorrect in claiming that their light would be adversely affected by the proposed extension. Clearly, the proposed extension will not overshadow nor have an overbearing effect on their property.

The applicants did consult with the owners of No. 145 Kimmage Road West in respect of the proposed extension. It is not correct to state that there was a verbal agreement in place with respect of the proposal. The owners of No. 145 did inform the applicants of their objection to the proposed extension. However, the applicants did not agree with their objection. The applicants are adamant there was no verbal agreement reached in this matter and the assertion is not correct.

The applicants submit that the proposed extension is a modest proposal and is in accordance with the proper planning and sustainable development of the area.

Yours sincerely,



Patrick C. Joyce

Patrick Joyce Associates

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

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

**Patrick Joyce Associates
2, Prospect Grove
Rathfarnham
Dublin 16**

Date: 10-Jun-2022

Dear Sir/Madam,

Register Ref: SD22B/0173
Development: Single storey extension to rear of existing dwelling house and widen existing driveway entrance.
Location: 143, Kimmage Road West, Dublin 12
Applicant: Dermot & Mairead Donegan
Application Type: Permission
Date Rec'd: 25-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.sdublincoco.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.sdublincoco.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**