

Ref: Planning application for: Bernard Slattery

At the following address: 9 Bolbrook Close, Tallaght Dublin 24, D24VWC5

Reason for earlier refusal has been addressed.

Permission for the construction of an 18.5sq/m first floor extension to the rear was refused by SDCC for the reasons shown below.

REASON(S)

1. The proposed development would be visually overbearing and would have a detrimental visual impact on the adjoining residential dwellings due to loss of daylight, potential loss of sunlight to habitable rooms, overshadowing of habitable rooms and rear amenity spaces, and a reduction in the vertical sky component by blocking the view from the rear windows of those units. Furthermore, the 3m depth of the proposed first floor rear extension would have a significant overbearing impact on the attached terraced dwelling to the east. Thus, the proposed development would seriously injure the amenities of property in the vicinity, and would adversely affect the residential character of the area, contrary to the 'RES' land-use zoning objective, (to protect and or improve residential amenity) and therefore not consistent with the South Dublin County Development Plan 2016 - 2022 or the proper planning and sustainable development of the area.

The refusal reasons into the following points to be addressed separately:

1. **Visually Overbearing**
2. **Loss of Daylight/ sunlight and overshadowing.**
3. **3m Depth**
4. **Character of the area/ similar planning applications granted.**

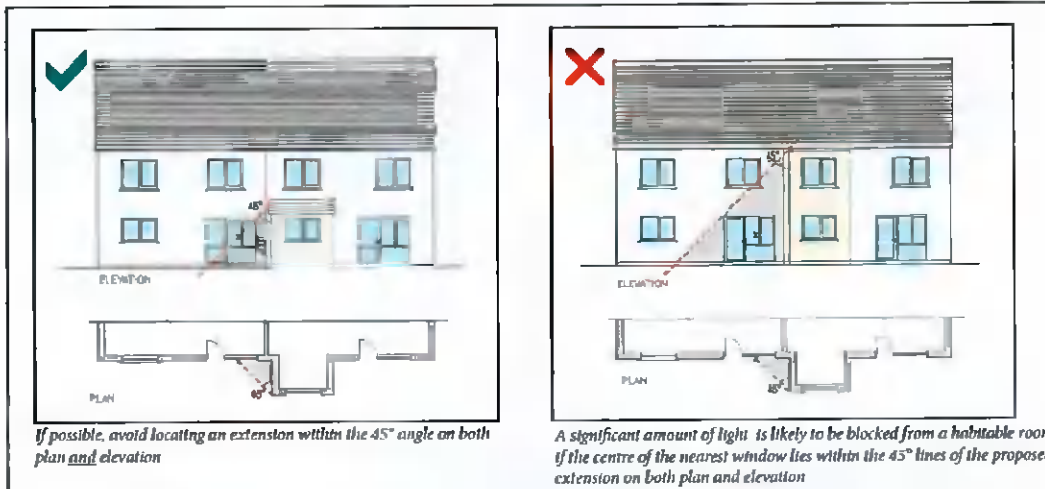
1. Visually Overbearing

We feel that the first floor extension would not be excessively overbearing on the adjoining properties. #10, the adjoining house would only have limited visibility of the extension from the first floor bedroom windows. The adjacent bungalows are already facing our gable wall and the extension would only add 3m of additional visible wall. I would also not that we have had no complaints or objections from either the adjoining or adjacent neighbours.

2. Loss of Daylight/ sunlight and overshadowing.

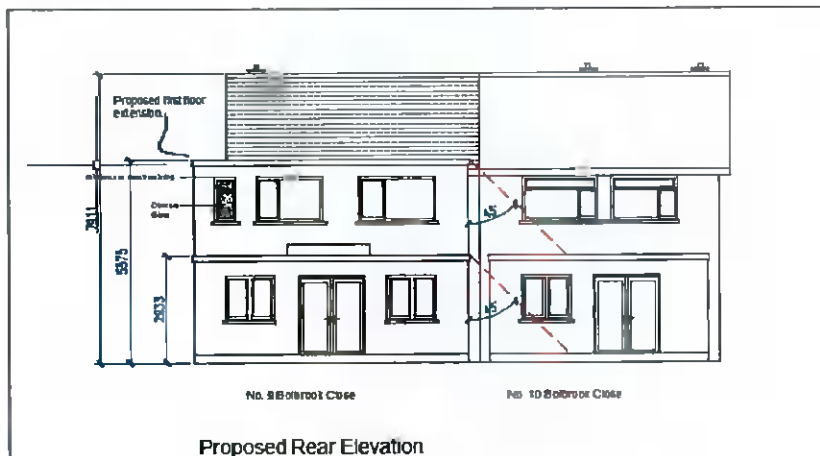
On the point of loss of daylight and overshadowing we feel the observation from SDCC is incorrect.

The graphic below is taken from the House extension Design Guide from SDCC and shows that



blocking sunlight from more than half of a window/ glazed element is unacceptable.

The graphic below, based on the proposed planning drawing clearly demonstrates that the overshadowing of #10 is negligible at both floors.



2. Loss of Daylight/ sunlight and overshadowing. Continued. .

Overshadowing of the bungalows to the south is non-existent after 8am as shown in the images below. The images below show a sun simulation for existing and proposed from 6am to 6pm in June. We feel these images show that the proposed extension would not cause unacceptable additional overshadowing on our neighbours properties. We would also note that the bungalows start to cast a shadow over their own rear garden after 2pm.

Existing

Proposed



Existing

Proposed



Existing



Proposed



3. 3m Depth

The refusal states that the 3m depth of the proposed first floor extension would have a significant overbearing impact on the attached terraced dwelling to the east. Firstly, we feel that this is incorrect as demonstrated in point 2 above due to the fact that there is an existing ground floor extension at #10 (which the planner may not be aware of – being an exempt development)

4. Character of the area/ similar planning applications granted.

The Bolbrook area was originally an estate of Council owned houses and has seen a shift towards owner/ occupiers as residents have been purchasing their houses over the past number of years. Looking at planning applications in other estates in the SDCC area the pattern is that house extension applications increase with more privately owned houses. Bolbrook has a lot of ground floor exempted development extensions but has not yet seen a need for first floor extensions. We feel that this will inevitably change with time and we can clearly see that SDCC has supported this type of extension in many other similar estates in the area. We have listed relevant Reg. Ref's below that are for similar extensions for your reference.

SD05B/0201	Fettercairn D24	First floor extension to rear.	Granted
SD21B/0207	Dunmore D24	2 storey extension to rear	Granted
SD21B/0217	Mount Carmel Park	Ground & 1st extension at rear	Granted
SD20B/0168	Tymonville D24	First floor extension	Granted
SD16B/0421	Monastery Dr. D22	First floor extension to rear.	Granted
SD16B/0263	Boot Road, D22	First floor extension to rear.	Granted

This list is by no means exhaustive and is shown to illustrate that SDCC encourages this type of development in the Dublin 24 and 22 areas. This type of development is not at all unusual under the 2016-2022 development plan and is, in fact commonplace across the SDCC area.

We feel that setting a precedent for a first floor rear extension in an up and coming area will do no harm at all. It may give residents the confidence that they can extend their house in the future and keep their family in the area rather than moving to accommodate a growing family.

Conclusion

My client has lived at this address for the past 14 years with his wife (Pamela) and daughter (Katie) and would like to continue to do so for many years to come. The location is ideal for them in terms of his small business, access to work for wife a nurse, local schools and to public transport for college for daughter. His goal is to improve the home up to today's living standards with improved insulation, additional living space and an upstairs bathroom.