

Jennifer Lennon
3 Glenfield Close,
Clondalkin,
Dublin 22

Planning reference sd22a/0260

Before I make my submission, I would like it noted that although the application was published online there were no details of the said application available to view at that time, therefore diminishing time in which to make submissions and observations. I would request the closing date for submissions be extended to comply with SDCCs own planning procedures.

It must also be noted that several of examples of infill housing provided in this application are in Greenfort Estate and Shancastle Estate which were built and designed by the council as Terraced housing. One other example provided is actually a one storey kitchen extension.

I also note on the application the owner of the property is not the occupier and as the property has been tenanted for several years , one must assume the proposed development will also be tenanted therefore any upset or inconvenience caused would not impact the owner of the property

Glenfield is a private Estate which was built in the early 80s and consists mainly of semi-detached houses, many years later on the edge of the Glenfield Estate a small row of standalone terraced houses were purpose built and priced for sale accordingly.

The precedent has been set many times over the years for the refusal of such applications by SDCC and indeed an Bord Pleanála predominantly by Section 12.4.6ii, Terrace effect. Also see Managers Orders 530043. Reference is also made to 2 Glenfield drive, permission was granted for a detached dwelling ,not a Terrace.

Glenfield Close is a small road which is a Cul de sac , the actual road has speed bumps across it to slow the cars of residents of the Close and indeed the cars which use the entrance of the close as a turning point. There are a large number of small children living on this road and the vast number of cars parked along the road on both sides and also on both corners leading on to Glenfield Drive is Hazardous at best and Dangerous at worst, permission to build another house which would be facing on to Glenfield Close would bring more cars to be parked on this small road which narrows at the entrance to Glenfield Close

Although the planning application is addressed at Glenfield Drive and indicates there would be no new entrance on to Glenfield close, the orientation of the house would indicate that the frontage of the actual building would be on Glenfield Close and would face the properties on the opposite side of the Close and not the Drive, which also begs the question of a future application for opening a new entrance on Glenfield Close.

With regard to the orientation of the proposed development, it would seem that several of the houses on the Close would have a rather large expanse of wall (Gable end of House) overshadowing their gardens and front windows and the visual impact would be unsightly and unacceptable. In fact, the visual impact has a bearing on both Glenfield Drive and to a larger extent Glenfield Close.

I would consider that the proposed development of an attached dwelling in an area of semi-detached houses is inconsistent with the existing houses and will depreciate the value of property in the vicinity, and impact in a negative way on the existing streetscape and sight line and would seriously injure the amenities of property in the Estate, in particular Glenfield Close .

This proposed dwelling does not in any way take into consideration,

Density.

Design which integrates with the style of adjoining properties and a scale which respects adjoining properties.

Impact on the character of the street, both Glenfield Drive and Glenfield Close.

It is a well known fact the drains and foul sewers in Glenfield Estate are not fit for purpose. Residents, myself included have had to employ private contractors at a cost to ourselves in order to clear blocked drains and sewers due to blockages not necessarily caused by the property in which it occurs, but property or properties further up or down the road. The provision of a rain water soakaway will not in any way mitigate the problems with drainage in the estate, however the addition of an extra dwelling connecting to the foul sewer will only compound the problem and possibly incur more costs for the residents of Glenfield Close.

I wish to object in the strongest possible terms to the granting the above planning application for all the reasons stated as I am of the opinion it would be detrimental to Glenfield Close and the estate in general.

Jennifer Lennon

An Rannóg Talamhúsáide, Pleanála agus Iompair
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Jennifer Lennon
3, Glenfield Close
Clondalkin
Dublin 22

Date: 23-Jun-2022

Dear Sir/Madam,

Register Ref: SD22A/0260
Development: Sub division of existing site for the construction of a semi-detached 2 storey house, connection to public foul sewer, amendment of existing boundary walls and new vehicular entrance arrangement for existing and proposed house and all associated site works.
Location: 11, Glenfield Drive, Clondalkin, Dublin 22
Applicant: Helen Geraghty
Application Type: Permission
Date Rec'd: 30-May-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