

7 Newlands Drive
Clondalkin
Dublin 22
D22 A093
27/06/2022

To: The Planning Department
South Dublin County Council
Tallaght
Dublin 24

Dear Reader,

We are writing to you in order to object to the proposed development (**SD22A/0155**) under the following headings, Sustainable Intensification, Design, Privacy and Parking.

Sustainable Intensification

Whilst consideration may be given to proposals for the development of corner sites within the curtilage of existing houses under Policy 17 of the LDP, H17's objective 5 states, '**new infill development in established areas should not impact negatively on the amenities or character or an area**'. The proposed development is 'out of line' with this objective and runs contrary to the principles of sustainable intensification and the established pattern of corner site development within the estate of Newlands.

Please note that in recent years permission has only been granted for the construction of a single detached dwelling (eg. SD07A/0045 and SD03A/0185) on comparable corner sites within the estate. In these cases, the developments have matched the existing homes in terms of design and building lines and have been set back from the pathway. This proposed development matches neither the existing design, building lines or scale of these corner dwellings. The proposed development is out of character with the existing homes in the area. The proposed units are significantly smaller than those within the estate and the construction of two units on such a small site will result in a cramped form of development that is indicative of the overdevelopment of a constrained site. Indeed, two prior applications to build multiple semi-detached dwellings in the rear garden within the estate were rejected on this basis amongst other reasons including the last application to develop this site (SD07/0045 and SD20A/0334).

Design

As stated in the LPD, sites of this size require architectural integration with the surrounding buildings and should be generally designed and sited to match the building line and respond to the roof profile of adjoining dwellings. The proposed development is entirely out of line with these requirements.

1. The architectural style of the development is out of step with the rest of Newlands Park and no transitional elements are included within the design to promote a sense of integration with adjoining buildings as recommended by the LDP. If allowed to proceed this will seriously undermine the character of the area.
2. The proposed development breaches the established building line and is sited significantly closer to the footpath than any other property on the estate. This will damage the sense of visual cohesion currently enjoyed by the residents and goes against the provisions of Section 11.3.2.ii of the Development Plan.
3. The proposed fenestration pattern is entirely out of step with the surrounding dwellings. The bottom of both the ground floor and first floor windows at the front of the proposed development are significantly lower than that of the existing style within the estate and entirely out of line with the adjoining property 2 Newlands Park.
4. The layout and depth of the private open space for both the proposed dwelling and the reduced rear of the existing dwelling at 13 Newlands Drive would have limited functionality and would result in a poor standard of residential amenity for the occupants.

The proposed development will overlook the rear garden of 11A Newlands Drive from the front, 15 Newlands Drive and 2 Newlands Park from the rear. While noting that the proposal includes obscured glass in the first-floor windows of the rear of the property, this will not address the concerns of 11A Newlands Drive nor does it address how closely the development will be sited to the private outdoor space of both 15 Newlands Drive and 2 Newlands Park and the overbearing impact this development will surely have. These properties have long enjoyed privacy within their private gardens and should not be forced to sacrifice this to facilitate this unsuitable development.

Parking

Whilst some parking facilities have been included in the proposed development it should be noted that there are ongoing issues with on-street, non-resident parking on the western end of Newlands Park which often results in difficulty exiting 1 Newlands Park safely. All driveways along Newlands Park are staggered so that no two entryways face one another directly. The proposed development would face directly onto the entry of 1 Newlands Park. In addition to intensifying the use of an existing access, the proposed location of the parking provision of this development would also result in reduced sightlines thus increasing the risk of a traffic accident.

Conclusion

This letter has identified under four headings' areas to object to the proposed development (SD22A/0155) on the basis that it is a significant and negative departure from the established pattern of infill development within the Newlands estate. It will be detrimental to the amenity of the existing residents and contravenes several requirements of section 11 of the South Dublin County Development Plan 2016-2022. As a result, we believe that the proposed development goes against proper planning and the sustainable development of the area and should therefore be rejected. If this development were to go ahead in anything resembling its current form it would have a demonstrably negative impact on the amenity and character of the area as outlined above. We sincerely hope that the Planning Section will give these points your positive consideration and reject the application in the interest of sustainable intensification, the amenity of existing resident and the character of the area.

Yours faithfully,

Charles and Colette Ainscough

An Rannóg Talambúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: Planningdept@sdblincoco.ie

Charles & Colette Ainscough
7, Newlands Drive
Dublin 22

Date: 27-Jun-2022

Dear Sir/Madam,

Register Ref: SD22A/0155
Development: Construction of a 2 two bed semi-detached dormer bungalows with access from Newlands Park for vehicular parking; all associated site works, car parking, landscaping and boundary treatments.
Location: 13 Newlands Drive, Clondalkin, Dublin 22
Applicant: H.H.M Investments Ltd
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