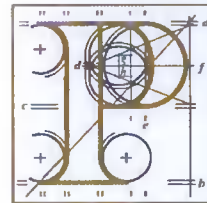


**Our Case Number:** ABP-313887-22

**Planning Authority Reference Number:** SD22B/0143



An  
Bord  
Pleanála

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



**Date:** 27 June 2022

**Re:** Attic conversion with raised gable and dormer window to the rear, single storey extension to rear, dormer window to side and roof window to front.  
18, Glendale Park, Walkinstown, Dublin 12

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

**Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.**

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-313887-22) the request at 1 on page 1 of this letter has been forwarded.

Signed: \_\_\_\_\_

Print:( \_\_\_\_\_ )

Date: \_\_\_\_\_

Yours faithfully,



Daniel O'Connor  
Direct Line:

BP07

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Facs  
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**AN BORD PLEANÁLA**  
LDG- 054680-22  
ABP- \_\_\_\_\_  
**22 JUN 2022**  
Fee: € 200.00 Type: CAJ  
Time: \_\_\_\_\_ By: HAMS

**John and Emer Lynskey,  
18 Glendale Park,  
Dublin 12**

**21-June-2022**

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

**Re:** Planning Reference SD22B/0143

**Applicant:** John and Emer Lynskey

**Address:** 18 Glendale Park, Dublin 12

To whom it concerns:

We wish to appeal the decision made on 02-June-2022 by South Dublin County Council to grant planning permission for the aforementioned planning application with amendments.

The application was made on our behalf by Kevin Tiernan and we are making this appeal on our own behalf.

The appeal does not challenge the overall decision to grant approval of the proposal. This appeal relates only to the amendments stipulated in the decision. We wish to have the amendment request removed from the decision. Please find below:

- 1. Summary of the original application**
- 2. Summary of the decision**
- 3. Pictures of the property and proposed design**
- 4. Details of our appeal**

We appreciate you taking the time to read this appeal submission and we urge you to consider the details outlined below, with a view to the removal of the requested amendments from the decision.

## 1. Summary of the original Application

The application (Planning Reference SD22B/0143) was made on 08-April-2022 to request permission for an “Attic conversion for storage with raised gable and dormer window to the rear; Single storey extension to the rear; Dormer window to the side; Roof window to the front.” of our property at 18 Glendale Park, Dublin 12.

Currently, the property is a three-bed semi-detached bungalow at approximately 120m<sup>2</sup>. The proposed development would allow for extra storage, bathroom and office space in the current attic space of the house.

The plans submitted with the application were designed taking into account guidelines set out in *South Dublin County Council Development Plan 2016 – 2022* and, in particular, *South Dublin County Council House Extension Design Guide 2010*. The design was created to ensure minimal impact on the surrounding houses, in line with other developments and proposed developments in the area.

## 2. Summary of the Decision

The decision was made on 02-Jun-2022 to grant permission for the development, subject to conditions including the following Amendments:

*Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments- (a) The setback of the side dormer window from the front elevation by an additional 2 meters and shall be no longer than 6 meters in length*

*REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.*

### 3. Pictures of the property and proposed design

Please see the photos below of our property (18 Glendale Park) and the adjacent property (16 Glendale Park), which is to the right of our property from the front elevation.

**Picture 1: Aerial view of 18 Glendale Park and surrounding area**



**Picture 2 – Front View of 18 Glendale Park and adjacent properties**



**Picture 3 – Wide Front View of 18 Glendale Park and adjacent properties**



**Picture 4 –View of 18 Glendale Park from front of adjacent property (16 Glendale Park)**



**Picture 5 – Artist rendition of view of 18 Glendale Park with proposed side dormer**



**Picture 6 – Artist rendition of view of 18 Glendale Park with proposed side dormer\***

*\*Please note that it is not possible to obtain this view in reality due to the position of the adjacent property. This image is included to demonstrate scale of the proposed dormer.*



## **4. Details of the Appeal**

### **4.1. The Decision**

It is not clear to us from the detail provided in the decision document, what grounds the amendment is being requested.

The decision document states “*REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.*” This reason does not provide sufficient detail as to what specific element of the proposed design is not in agreement with the planning guidelines and what impact it would have on the amenities of the area. Notwithstanding this lack of detail in the decision document, we detail below our position in relation to the guidelines set out in the relevant documents: *South Dublin County Council Development Plan 2016 – 2022 and South Dublin County Council House Extension Design Guide 2010.*

Included in the documents above is the definition of Amenity, which is defined as “*The pleasantness of an area; includes the appearance of buildings and landscape, levels of noise, disturbance, odour, privacy and daylight*”. As outlined below, we maintain that the proposed design fulfils all requirements of this guidance.

### **4.2. The Proposed Structure**

We maintain that the proposed structure complies with the guidelines set out in *South Dublin County Council Development Plan 2016 – 2022 and South Dublin County Council House Extension Design Guide 2010.* For the reasons outlined below we maintain that there is no justification for reducing the proposed dormer by 2m and there is no justification for limiting the length of the dormer to 6m.

**4.2.1.** As per the Picture 1 (Aerial view of 18 Glendale Park and surrounding area), the adjacent house (16 Glendale Park) is stepped closer to the road and so blocks all side view of the proposed dormer. The only angle that you can view the dormer from is straight-on at the front elevation of the property. Given the property is set back approx. 20m from the road, it is not possible to visually determine the length of the dormer (as per Picture 5 – Artist



rendition of view of 18 Glendale Park with proposed dormer). Consequently, making the structure 2m shorter, as per the amendment request, will have no bearing on the visual appearance of the dormer externally and thus have no impact on the amenities of the area.

4.2.2. Regarding size, as per guidelines, the proposed dormer does not extend the full length of the house, which we maintain aligns with the guideline to avoid over-sizing the dormer in relation to the overall size of the roof. The dormer is proposed to be set back from the front elevation by approx. 5 meters.

4.2.3. As per the guidelines, the proposed dormer is designed away from the main ridge and eaves so would have no impact on light falling onto the adjacent house (16 Glendale Park).

4.2.4. The dormer was designed so as to ensure no impact on privacy of the adjacent house. The only window facing the adjacent house is opaque and small in size.

4.2.5. As per Picture 1 (Aerial view of 18 Glendale Park and surrounding area), the property is not overlooked by any other property to the rear. There is thick tree coverage both within the garden of the property and in the adjacent property to the rear. The proposed design will have no impact on amenities to the rear of the house.

4.2.6. It is important to note that there has been no objection to the proposed design submitted to the planning authority.

**4.3. Impact of the Amendments on the viability of the approved development**

We are a family of five (two adults and three children). We bought this property in 2017 when we were starting our family. It has always been our intention for this property to be our permanent home for life. Our two eldest children are now in school in the area and are active in local sports clubs and our third child will do the same in the coming years. We have many family members and friends living nearby.

*South Dublin County Council Development Plan 2016-2022* outlines the objective of housing “to support adaptable housing layouts that can accommodate the changing needs of occupants, through extension or remodelling”. When we bought the house, it was clear to us that many other houses in the estate (Glendale Park) and neighbouring road (Whitehall Road) had taken advantage of this option to develop their properties, through extensions or attic conversions, to provide more living space and to adapt the changing needs of their owners. The style and sizes of these developments vary significantly.

We expected that, as our family grew, we would need to create more space in the house. As our back garden is one of the smallest in the estate, there is no feasible option to extend downstairs. Consequently, our only option is to extend through conversion of the attic.

Since the recent pandemic, both adults in the house have been working from home and will continue to do so for the future. We have no current office space so we must work in two of the bedrooms, which is not a sustainable option as our children get older and need their own space. This has heightened our need for more space in the house.

We appreciate that the decision made on 02-June-2022 by South Dublin County Council grants us planning permission to proceed with a development of the property. However, the amendment requested undermines the entire design. If the amendment is not overturned, it means the location for the stairs in our design must be changed, since without the dormer above the stairs there is insufficient head-height. In our design, the stairs are proposed to be located in the current hallway and over the existing bathroom. This avoids impact to the existing sitting room, kitchen and bedrooms in the house. If they cannot be in the proposed location, the stairs would have to be located in one of the bedrooms to provide access to the dormer. This is not an option for us as it would reduce the bedroom space in the house by a third. This would leave us with insufficient bedroom space for our family and would reduce the value of the house significantly, regardless of the extra space created in the attic.

**5. Conclusion**

As outlined above, we believe that we gave due consideration to all aspects of the required guidelines, with particular focus on maintaining the amenities of the area, when designing the proposed development of our property. We believe that the amendment proposed is not justified within the guidelines and undermines the viability of the approved development. We urge you to please have the requested amendment removed from the approval decision.

Should you need any further information or clarifications on the details above, please do not hesitate to contact us.

Yours sincerely,

John and Emer Lynskey

*John Lynskey* 21/06/2022  
*Emer Lynskey* 21/06/2022

## References

### South Dublin County Council Development Plan 2016-2022 Written Statement

<https://www.sdcc.ie/en/download-it/publications/south-dublin-county-council-development-plan-2016-2022-written-statement.pdf>

### House Extension Design Guide | South Dublin County Council

<https://www.sdcc.ie/en/services/planning/planning-applications/make-a-planning-application/house-extension-design-guide.pdf>