

To whom it may concern,

I am writing 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; will be massively detrimental to the amenity of existing residents; and contravenes several requirements of section 11 of the *South Dublin County Development Plan 2016-2022*. As a result, the proposed development goes against proper planning and the sustainable development of the area, and should be rejected.

Sustainable intensification

While consideration may be given to proposals for the development of corner or wide garden sites within the curtilage of existing houses under policy 17 of the LDP, H17 objective 5 states "new infill development in established areas should not impact negatively on the amenities or character of an area". The proposed development is entirely 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.

In recent years permission has only been granted for the construction of a single detached dwelling (e.g. SD07A/0045 and SD03A/0185), on the 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. The proposed development matches neither the existing design, building lines, or scale of these corner dwellings. Instead it is entirely 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 (SD07A/0045 and SD20A/0334).

Design

As stated in the LDP, 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.

Firstly, 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. Unlike every previously approved in-fill development, the proposed dwellings have no architectural or stylistic counterpart within the estate. If allowed to proceed these dwellings would be the only modern dormer bungalows within the original estate. This will seriously undermine the character of the area.

Secondly, the proposed development breaches the established building line, and is sited significantly closer to the footpath than any other property in the estate. This will damage the sense of visual cohesion currently enjoyed by residents and goes against the provisions of section 11.3.2.ii of the Development Plan.

Thirdly, 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 the existing style within the estate, and entirely out of line with the adjoining property, 2 Newland Park.

Finally, the layout and depth of the private open space for both the proposed dwellings, 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.

Privacy

The proposed development will overlook the rear garden of number 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.

In addition, unlike every other dwelling within the estate, this development will be sited almost directly onto the pathway, and face directly into the house on the opposite side of the road. This will result in 1 Newlands Park being the only exiting home within the estate with such a small distance between it and the dwelling on the opposite side of the roadway. This will reduce the current sense of privacy we enjoy to the front of our home.

Parking

While some parking facilities have been included in this 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. However, the proposed development would face directly onto the entryway 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

In light of the above, I believe there are ample grounds to deem the current proposals contrary to proper planning. 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. Thus, it is out of line with the objectives of the South Dublin County Council Local Development Plan and the criteria for granting approval to such developments as outlined in section 11 of the plan. As a result, I would hope the planning section will give positive consideration to these points and reject this application in the interest of sustainable intensification, the amenity of existing residents, and the character of the area.

Kind regards,

Aileen and Philip Hurley
1 Newlands Park,
Clondalkin,
Dublin 22

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
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Mr. & Mrs. Philip and Aileen Hurley
1, Newlands Park
Clondalkin
D22 HR70

Date: 29-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.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,

J O'Toole
for Senior Planner