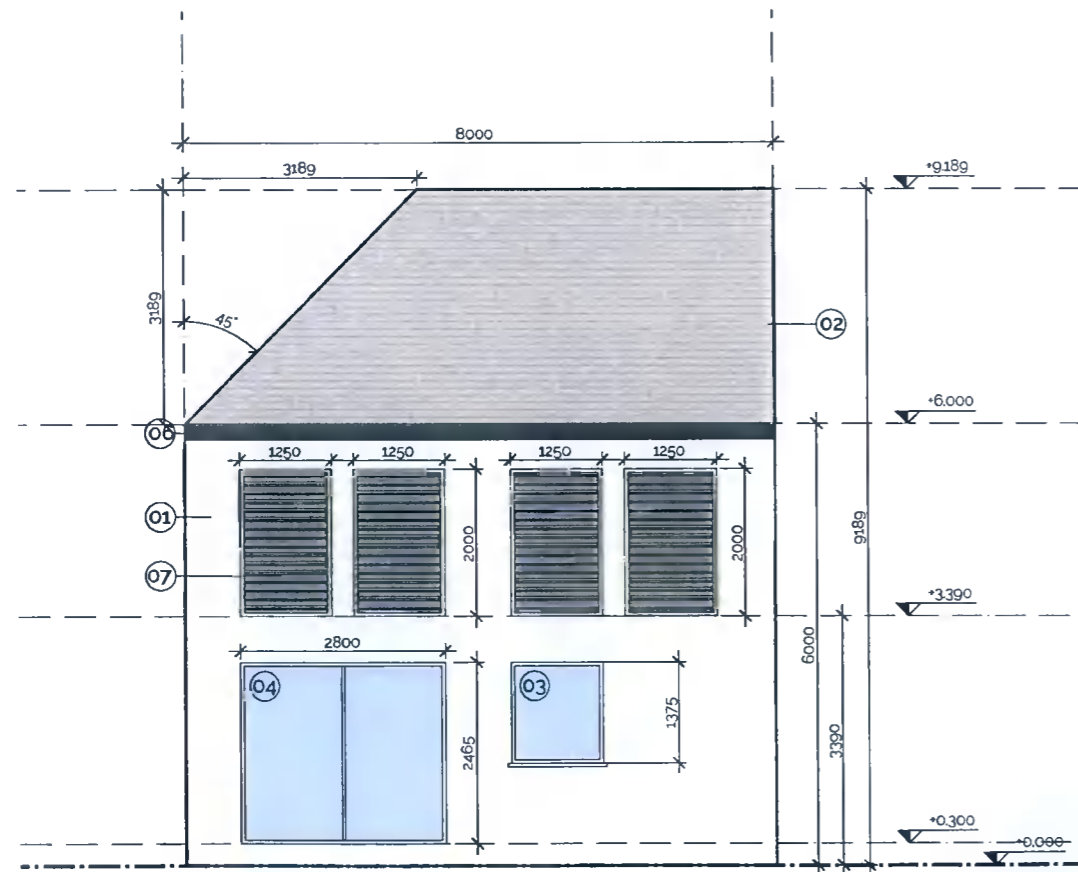


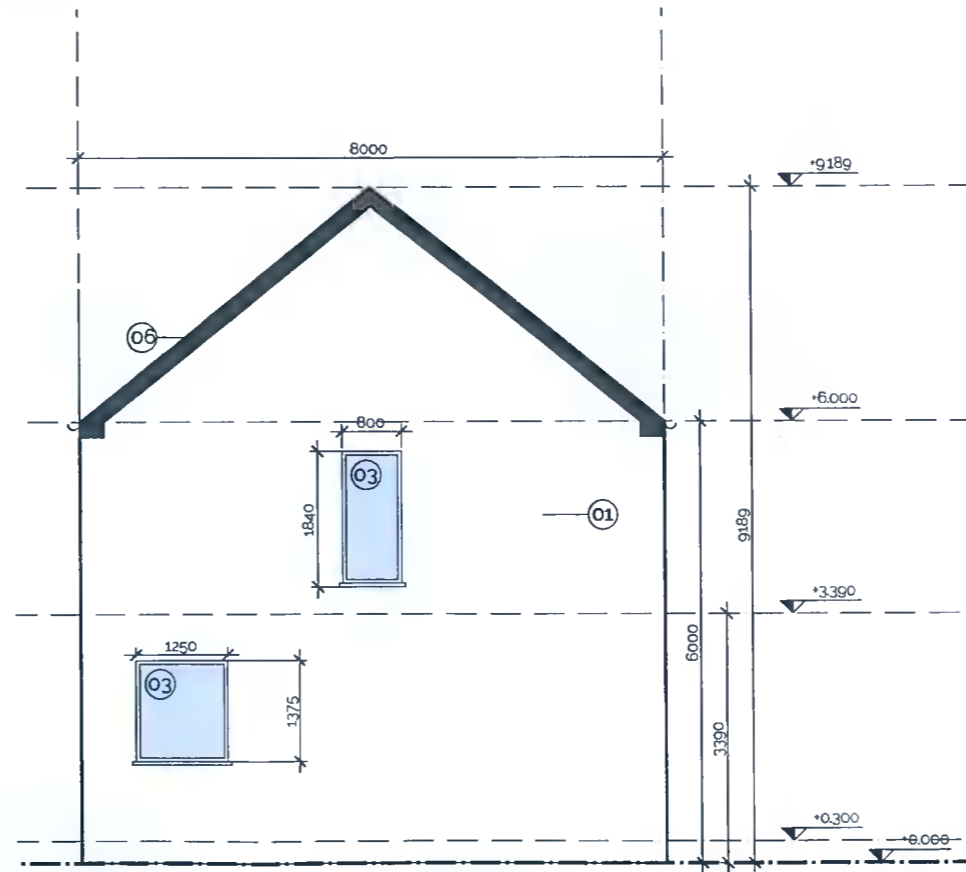
5.0  
Grounds of Appeal

5.2 Grounds of Appeal: Refusal Reason 2

Proposed Design Amendments (for consideration)



South West Elevation - Proposed (1:100)



South East Elevation - Proposed (1:100)

Revised Elevations: Showing Hip Roof to Gable End.

Proposed Materials

- 01 White Render
- 02 Roof Tiles (to match existing adjacent houses)
- 03 Windows: AluClad Timber (white)
- 04 Sliding Doors: AluClad Timber (white)
- 05 Front Door: Timber/Glass Top Panel
- 06 Fascia/Soffit Board (Black)
- 07 Louvres: Timber (permanent fixture)
- 08 Driveway: Permeable, Stone
- 09 Boundary: Existing (1100mm Block Wall and 1800mm Hedge)
- 10 Boundary: Proposed (1100mm Block Wall and 1800mm Hedge)
- 11 Hedge: Proposed
- 12 Grass

## 5.0 Grounds of Appeal

### 5.3 Grounds of Appeal: Refusal Reason 3

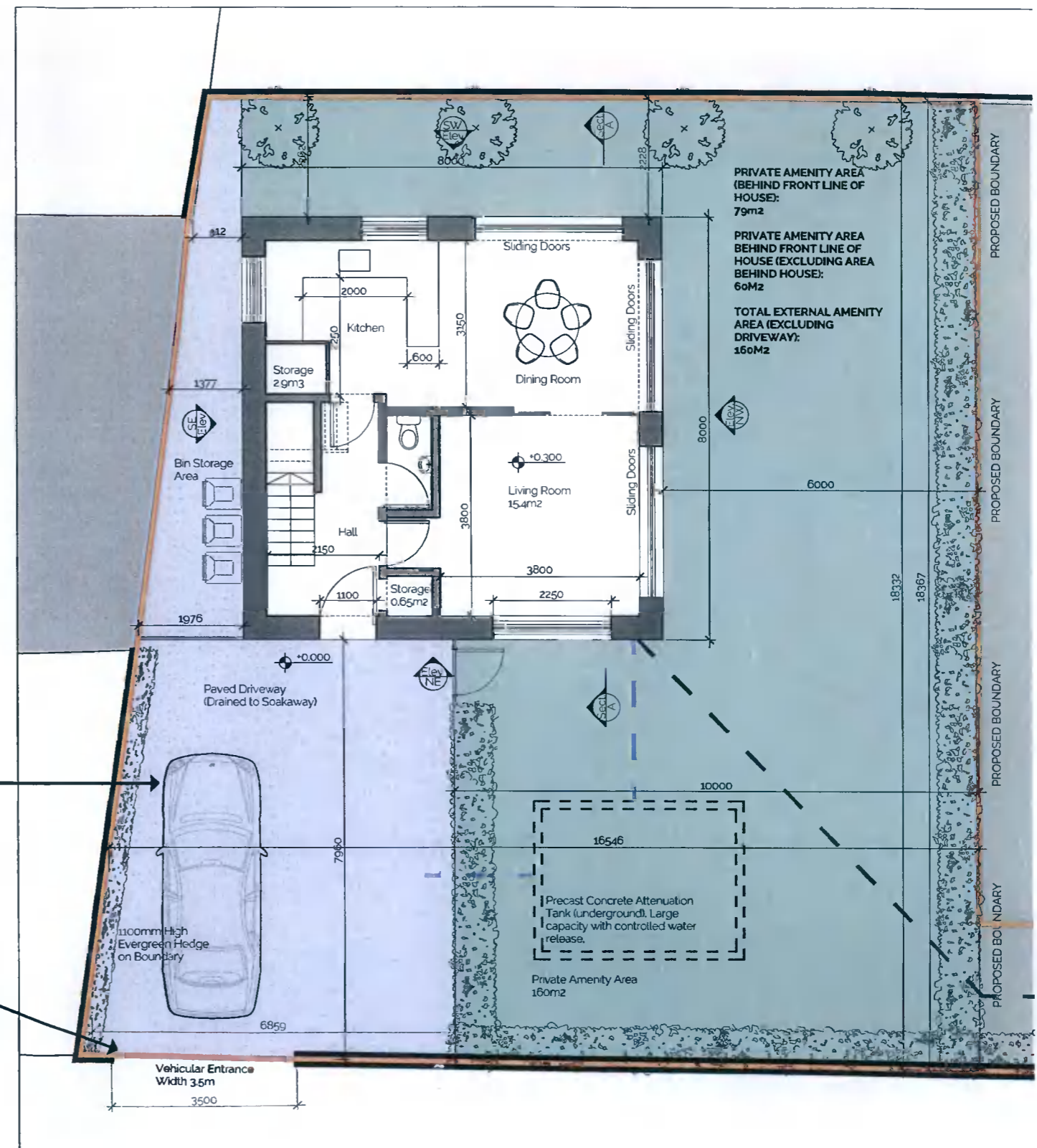
*"Due to insufficient information being submitted by the applicant the Planning Authority cannot be satisfied that the proposed development would not be prejudicial to public health and would not give rise to traffic hazard."*

#### Proposed Design Amendments (for consideration)

The original Planning Application proposed 2 car parking spaces and a 6m vehicular opening.

We would like to propose reducing the car parking space to a single space and to reduce the vehicular opening to 3.5m wide. These proposed amendments will be aligned to the SDCC guidelines.

Whitehall Road is serviced by a regular bus route and therefore the reduction of parking spaces to a single space will not impact the ability to service the house. This amendment would also improve the transport sustainability strategy.



Revised Plan with Vehicular Entrance Reduced to 3.5m and Single Car Parking Space

## 6.0 Letter from 46 Whitehall Road

Please see opposite for a letter from Adrian Mitchell of 46 Whitehall Road to Derek Glennon (Applicant), stating that the residents of 46 Whitehall Road do not have any objections to the proposed house.

This letter has been shared with full permission of both parties.

It should be noted that there were no observations, objections or submissions from 46 Whitehall Road relating to the original Planning Application.

SDCC considered the proposed house to have a significant impact on 46 Whitehall Road's amenity, without the consideration of the size of the garden, the location of the proposed house in relation to the large garden, and without consideration of the first floor fenestration treatment proposed to the elevation facing the garden of 46 Whitehall Road.

We summarise that the original planning application has zero impact on the neighbouring property.

Adrian Mitchell  
46 Whitehall Road  
Terenure  
Dublin  
D12 A306

14 June 2022

Derek Glennon  
42 Whitehall Road  
Dublin  
D12 YR60

Dear Derek,

Many thanks for asking your Architect to take us through the planning application of your proposed house. We met with him on 2 April and went through the design. We also walked through our garden and reviewed the proposed location to access if there was any impact on our garden.

There are no significant impacts to our house or garden and therefore we have no objections to the house.

We wish you all the best with the project.

Kind regards,

Adrian



Adrian Mitchell

## 7.0 Existing Conditions

### 7.1 Site Photos

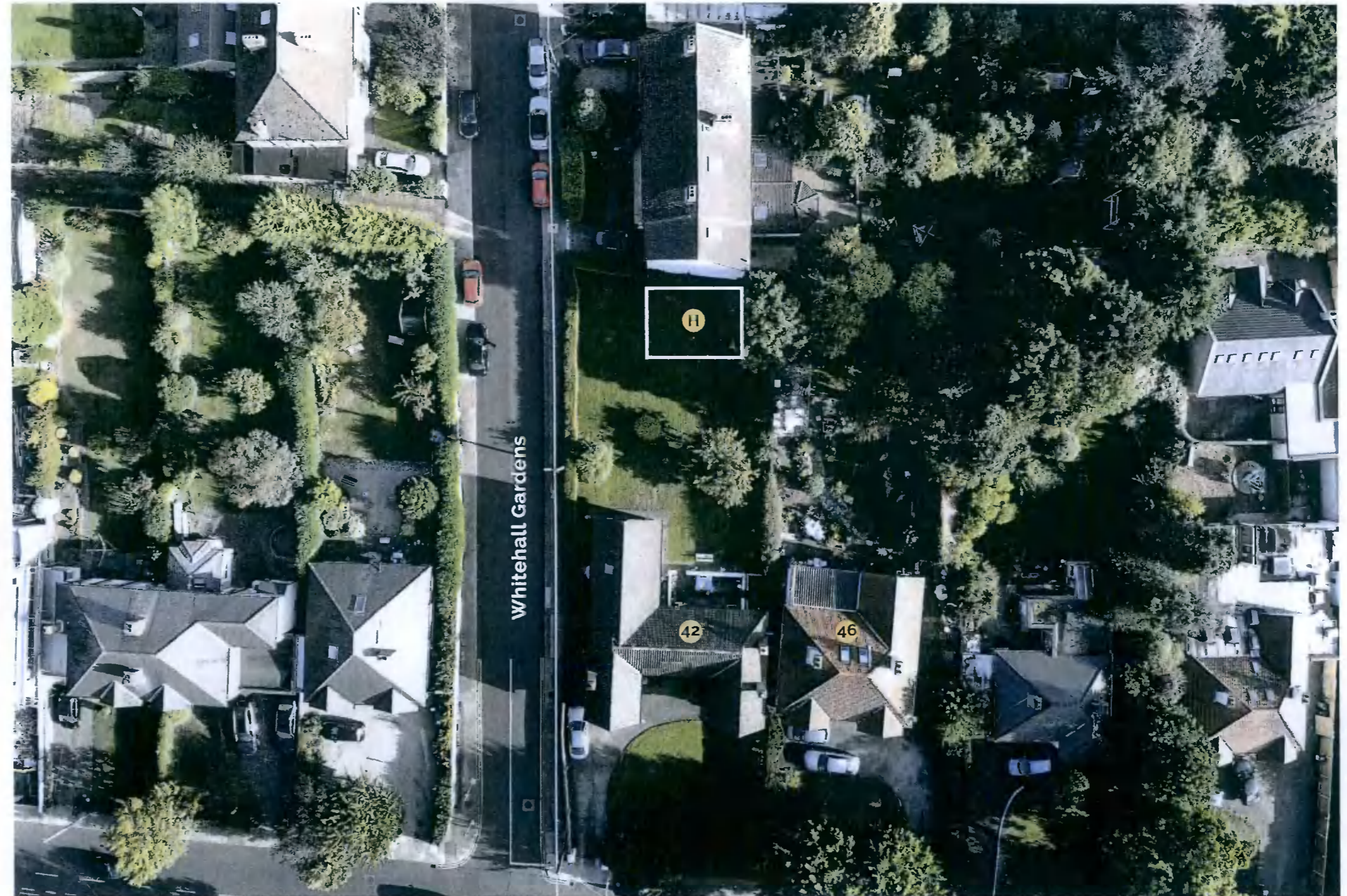
The site photos demonstrate the size of the rear gardens of 46 Whitehall Road and 42 Whitehall Road.

There is sufficient capacity to accommodate a house with generous amenity, without significantly impacting the amenity of the area.



View of 42 Whitehall Road rear garden

- 42 42 Whitehall Road
- 46 46 Whitehall Road
- H Proposed House



Aerial View of Whitehall Gardens, 42 Whitehall Road and 46 Whitehall Road

## 7.0 Existing Conditions

### 7.1 Site Photos

The photo below demonstrates the capacity of the site to accommodate the Proposed House. Proximity and alignment to the existing streetscape extends the existing row of houses without detrimentally affecting the existing amenity of the street.

**H** Proposed House



View from Whitehall Gardens, indicating position of Proposed House.

## 8.0 Conclusion

For all the reasons, arguments and considerations set out above in this 1st Party Appeal Report, we consider the proposed development as submitted to the Planning Authority at application stage, to be in accordance with national and regional planning policy guidance for residential development, relevant Ministerial Guidelines, the Core Strategy, policies, objectives and design standards of the South Dublin County Council Development Plan and within the proper planning and sustainable development of this area.

For all the reasons, arguments and considerations set out above in this 1st Party Appeal, we respectfully request that An Bord Pleanála would overturn the decision of South Dublin County Council in this case, and grant permission for the proposed development as originally lodged at application stage.

Should the Board deem it appropriate to consider the further design modifications to the proposal, as submitted with this appeal, it may wish to further condition a grant of permission having regard to same.

## 9.0 Enclosures

The sum of €220 (two hundred and twenty euro), as the appropriate appeal fee.

2 no. copies of the following: -  
First Party Appeal Report, prepared by  
SONAA Architects.

We trust that everything is in order and would ask that all future correspondence in relation to this planning appeal be directed to SONAA Architects.

SONAA Architects  
14 Coulson Avenue  
Rathgar  
Dublin  
D06 HE97

SONAA Architects