

Joseph P. Donohue
2. Newlands Park
Clondalkin
Dublin.22. D22CX48.

Attention, Principal Planning Officer,
South Dublin County Council.
Tallaght.

Register Reference: SD22A/0155.
Development: Erection of 2.No. Dormer Bungalows.
Location: 13. Newlands Drive, Clondalkin. D.22.
App. Type: Permission
Site Notice: May 27. 2022.
HHM Investments Ltd.

28th June 2022

Dear Sir / Madam,

I wish to register my objection to the application for permission to build Two Semi Detached, Dormer Bungalows, in the rear garden of 13. Newlands Drive. Clondalkin. The proposed development would impact negatively on adjacent properties and be detrimental to the amenity of existing residents.

The Dormer Bungalows are out of character in scale and design, and just 2.5metres in from the footpath of Newlands Park. Increasing the density of houses in this well-established estate is not fair to the existing residents.

The front elevation is several metres forward of the building line of Newlands Park. If the building line of Newlands Park is to be maintained, then this garden is most unsuitable for development. I do not accept that this site could be classified as a wide garden site.

The location of the proposed buildings in the narrow East section of the site, with reduced curtilage, is a cramped form of development which is out of character with Newlands Estate. The proposed two bungalows will overlook the rear gardens of adjacent houses in Newlands Drive, numbers 15 to 21 and of 2. Newlands Park. We have always enjoyed the privacy of our rear gardens, and this should not be taken from us. The Architect proposed the use of obscured glass in the windows to prevent clear vision or overlooking. Outward opening sashes could be intended? There is no guarantee that obscured glass will continue to be used into the future.

With regard to the development at 23. Newlands Drive, (SD07 / 0045) the applicant was required to relocate the windows on the first floor, at the rear of the house. Perhaps this ruling should be applied here.

The proposed dwellings, in front and rear elevations, are out of character with existing dwellings nearby and would have a negative impact on adjoining properties.

I object to any plan that would reduce the height and length of the existing boundary wall where my property meets with the garden of 13. Newlands Drive at the East end. The existing **Boundary Wall** is to be maintained at its present height of 2metres at the front of my house where it meets with Newlands Park and the garden of 13. Newlands Drive.

All things considered, this proposal to build two Dormer Bungalows in the rear garden of 13 Newlands Drive is not a good proposition for our area or our estate.

Increasing the density of housing in our area is not going to help matters. There are ongoing issues with on street parking for non-residents and residents alike.

The sewage in this Estate is a one pipe system. Surface water goes to ground.

The owner of the site should have the very large Beech Trees in the garden of number 13 removed regardless of permission being granted. These trees are already causing damage to the boundary wall on the Newlands Park side. In wintertime there is a huge deluge of leaves and debris that come from those trees. I understand and accept that the present owners of the property did not plant those beech trees. The growth of beech trees in close proximity to dwellings has to be controlled.

In consideration of my comments and remarks in this submission, I ask the Planning Department to refuse this application for permission to build these unsuitable dormer bungalows.

Thanking you,

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joseph P. Donohue', written over a horizontal line.

Joseph P. Donohue.

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

Email: Planningdept@sdublincoco.ie

Joseph P. Donohue
2 Newlands Park,
Clondalkin,
Dublin 22.

Date: 28-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,

M. Furney
for **Senior Planner**