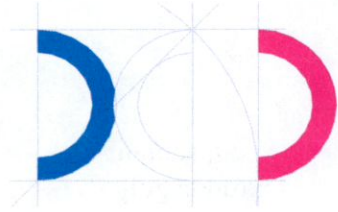


# David Cullen Architectural Design

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Planning Department  
South Dublin County Council  
3<sup>rd</sup> August 2022

## **Observation on P Ref No SD22B/0328 Permission for development at this site 48 Dargle Wood, Knocklyon, Dublin 16 on behalf of Mary Kennedy No 47 Dargle Wood, Knocklyon, Dublin 16.**

Dear Planning Officer,

I attach the fee of €20.

I wish to make an observation on the above planning application on the grounds that the proposal, effectively a new two storey dwellinghouse overlooking and overbearing on my clients site is seriously injurious to her enjoyment of her dwelling and site at No 47.

The public notice does not adequately describe the proposed works, which has the effect of extending the existing dwelling at No 48 into an 8 bedroomed dwellinghouse 264m<sup>2</sup> approx. The extension has its own front door and is a fully contained dwelling with the sinuous link of an internal door to claim Granny Flat / Extension status.

The proposal is in conflict with SDCC Development policy

South Dublin County Council Development Plan 2016-2022  
Residential extensions

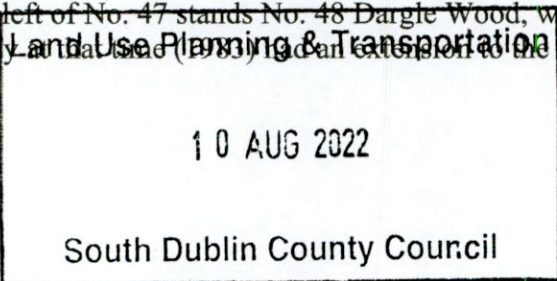
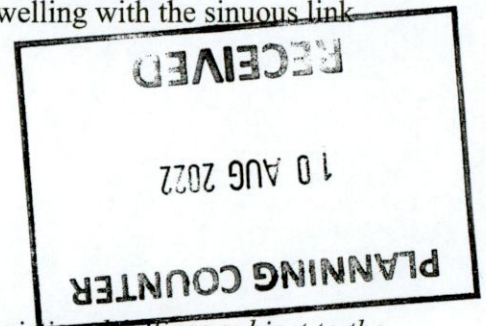
*H18 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 implementation and the guidance set out in the SDCC house extension design guide 2010*

A review of SDCC House extension design guide policies

*Chapter III Do not overlook, overshadow or have an overbearing impact on neighbouring properties*

My client purchased her property at No. 47 Dargle Wood, Knocklyon, Dublin 16 during 1983.

To the left of No. 47 stands No. 48 Dargle Wood, which is a south facing property. This property and mine (1983) had an extension to the side and a lean to glass extension to the rear.



During 1998 her neighbour informed her that he wished to build a 2 storey extension to the side of his property and demolish the existing extension. The boundary of his property was surrounded with large conifers which enabled both parties to glean privacy for each dwelling. However, on completion of the property said neighbour removed all trees around the boundary line at side and back of his property, leaving her property exposed to overlooking with three large windows overlooking her property to the side of her home. This was an oversight on her behalf as one she had not anticipated that all the trees would be removed. During 1998 She was forced to plant conifers to the side of her property to glean back some element of privacy on her property.

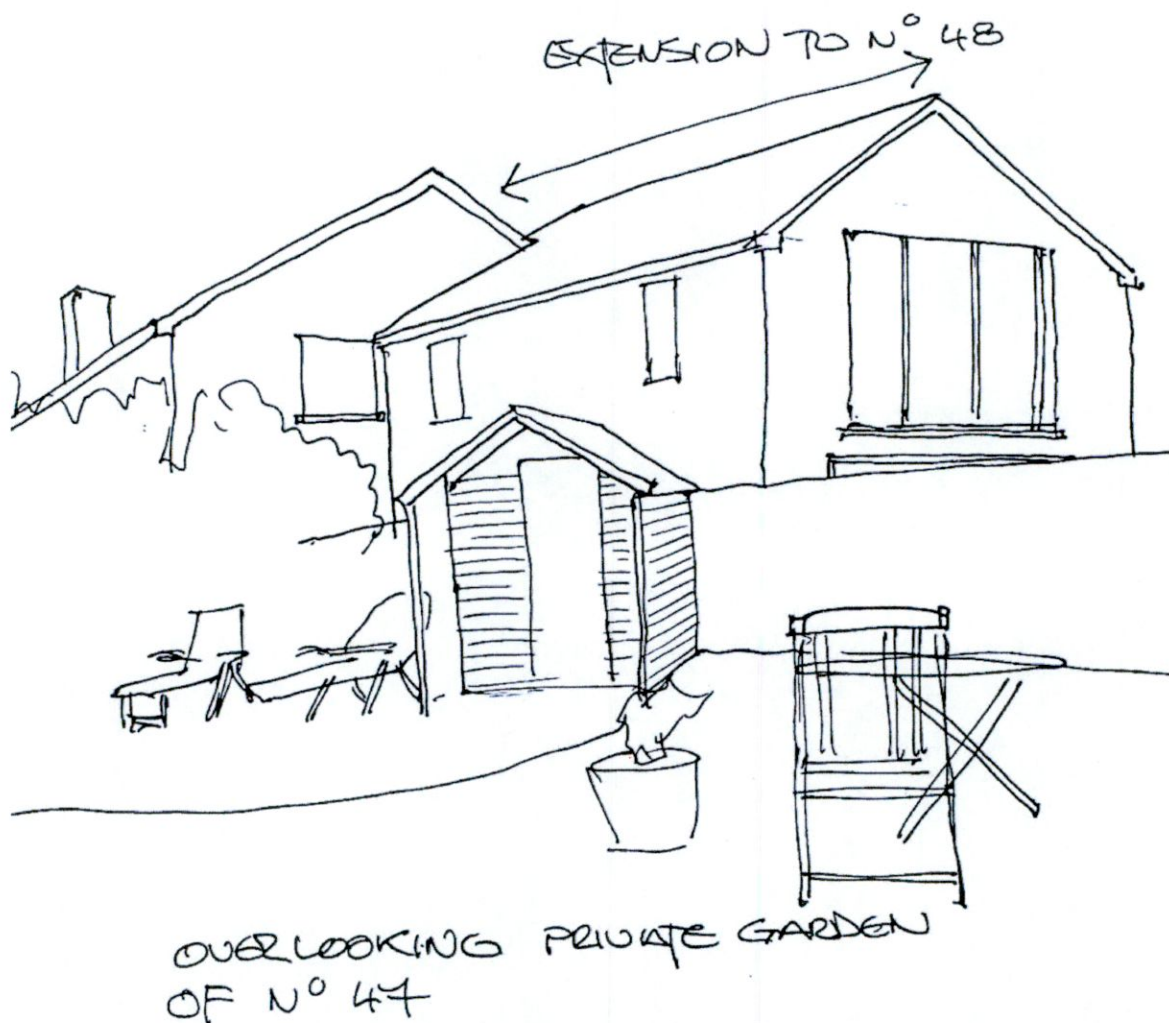
*Overlooking and Loss of Privacy*

The extension directly overlooks the private open garden space of her dwelling  
The image below shows the footprint of the proposed extension and sightlines from the first floor gable window overlooking her garden. This is a serious case of overlooking.



No 47

No 48



Windows facing west are noted as obscure and serve an ensuite and stairwell. The proportion of these windows is not in keeping with the fenestration style of the existing dwelling. The south facing gable window at first floor has a guarding to a large tripartite sliding door. If this large opening is indeed serving a bedroom, the occupants will have privacy concerns themselves. If the new bedroom is used as an office, then this will be an intolerable loss of privacy for my client.

My client uses her patio and garden areas extensively. All conversations in the garden would be clearly audible and would disturb her peace and would be out of bounds for adult conversation or dining purposes.

This build is very close to the boundary wall and with the proposed bay window being so close as to hear conversations in the garden whilst entertaining or dining.

The windows to the top floor and gable end of this proposed development is of serious concern.

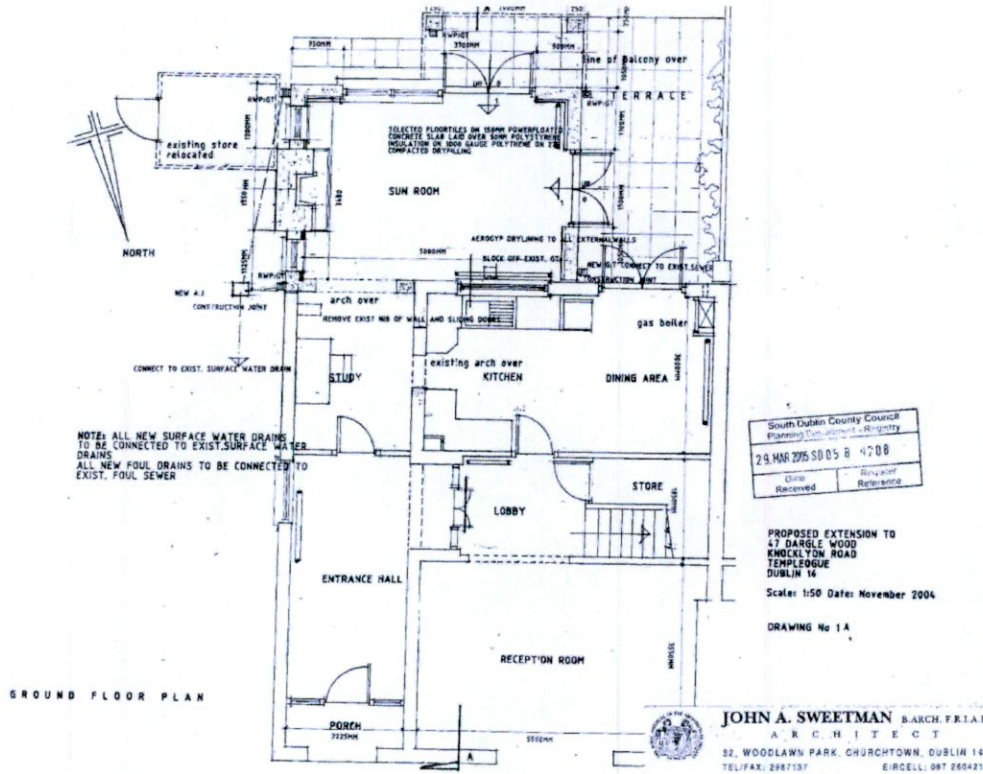
#### *Overbearing Impact*

The proposed extension if constructed will have an overbearing presence that could be avoided with a more sensitively designed extension. Universal access has been ignored in the proposal and as there is already a declared study and home office in the existing dwelling, the justification for a first floor office seems contrary to home based economic activity more closely aligned to an office development.

*Daylight and Overshadowing*

My clients enjoyment of direct sunlight and natural light will be seriously reduced by the two storey extension. Her extension to the rear of her property was designed sensitively to capture the early sun in winter through ground floor rooflights into her kitchen and sunroom.

I request that SDCC request a daylight and sunpath study be carried out to assess the impact on No 47 sunroom and kitchen/ dining areas at ground floor level.



*Devaluing of No 47.*

This proposed development would impinge on the day to day quality of my clients life. She is planning retirement after many years working full time in her community of Templeogue and Tallaght, and of working in a voluntary capacity for South Dublin County Council Volunteer Corps since 2011. My client is rightly entitled to retire in peace and enjoy her back and side garden. Having offices and people coming and going would greatly impinge on her privacy. The intensification of the site would have the knock on impact of additional car parking requirements in the cul de sac.

I look forward to your decision on this application.

David Cullen MR IAI MRICS MSCSI  
on behalf of Mary Kennedy, 47 Dargle Wood

Mary Kennedy  
47, Dargle Wood  
Knocklyon Road  
Dublin 16.

Date: 10-Aug-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0328  
**Development:** Two storey granny flat on the side.  
**Location:** 48, Dargle Wood, Knocklyon, Dublin 16  
**Applicant:** Bernadette Lea  
**Application Type:** Permission  
**Date Rec'd:** 15-Jul-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](http://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](http://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**