

Mr B Canning & Others

1 Homelawn Villas

Tallaght

Dublin 24

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
04-08-22

AN BORD PLEANÁLA	
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Dear Sir/Madam

We wish to appeal the decision made by South Dublin County Council to grant planning permission at 45 Homelawn Road ,Tallaght– Ref SD22B/0062.

Applicant was originally refused planning permission under ref SD21A/0097. This first planning application was refused with no submissions registered. There were three submissions registered on the second planning application (SD22B/0062) with additional issues highlighted. There were very little changes between both planning applications and we feel the issues put forward were not addressed therefore we wish to appeal the decision made on the grounds that:

#### **Proposed Development will have an overbearing visual impact**

Applicant was originally refused planning permission for ref SD21A/0097 due to the overbearing visual impact on our property and potentially a second property (no 2 Homelawn Villas) .The only significant changes to the new application is that the development now comprises of an extension and that the roof has been altered to a hipped roof. We feel this will still have an overbearing visual impact on our property and we will lose our views and open space. We will also lose sunlight in the evenings.

#### **Proposed Development is too close to our property**

The site map sent to the planning was not accurate and this was never addressed. It does not show our extension (not subject to planning permission) or our neighbour's extension. The planning authority estimated the distance at 11 metres from our rear windows however the exact distance is 6.5 metres. The proposed development will be directly adjoining the rear boundary of our property which will be excessively close and cause a cramped feel. This is out of character with other houses in the area as the properties all have a lovely open feel. We are in no doubt this will devalue our property. Our neighbour's property (no 1A) will also be overlooked.

**Proposed Hipped Roof is out of character with the area**

The planning authority has stated that while the hipped roof is out of character in the area there is potential for the dwelling at the other end of the terrace to undertake similar works in the future however the dwelling at the other end of the terrace has already received planning permission for an extension with a pitched roof which was granted in July 2021 (ref SD21B/0187), therefore this is unlikely to happen.

**Foul Water**

It is still unclear where the foul water discharges from the proposed development. This could potentially cause issues in the future.

We would ask you to strongly look at the above issues raised and ask that planning be refused. We would like to invite An Bord Pleanala to visit us to see the full negative impact this development will have on our home and our neighbour's home's.

Yours Sincerely

Brendan Canning

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

**Brendan & Pamela Canning**  
1 Homelawn Villas,  
Tallaght,  
Dublin 24.

**Date:** 14-Mar-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0062  
**Development:** New 2 storey extension to front, side and rear of family home, also single storey home office/storage to rear garden and all associated site works.  
**Location:** 45, Homelawn Road, Dublin 24  
**Applicant:** Darragh Satelle  
**Application Type:** Permission  
**Date Rec'd:** 14-Feb-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