

FAO: Planning Submissions

South Dublin County Council  
County Hall Tallaght,  
Dublin 24, D24 A3XC

[planningsubmissions@sdublincoco.ie](mailto:planningsubmissions@sdublincoco.ie)

DATE: 28<sup>TH</sup> AUGUST 2022

RE: **Observation on Planning Reg Ref SD22B/ 0340**

**Receipt No. T4/0/715870** for SD22B/0340 (Ms Patricia O' Connor's Record of 20 euros Fee Payment; Payments Office, South Dublin County Council

Dear Sir or Madam,

I am the resident and owner of no 8 Ballytore Road. My house and property – to the east - directly adjoin the property at no 6 Ballytore Road belonging to the applicants, Roisin Moran and Shane Delaney, for planning permission Reg. Ref SD22B/0340. I am delighted to welcome new neighbours to our estate, where I and my family have enjoyed long and friendly relations since the estate was built in 1958. I live alone but independently and happily. I have enjoyed meeting Roisin on a number of occasions since her recent move to Ballytore Road but have not discussed her plans for the house at no 6. I would have welcomed the opportunity but given the recent and surprising planning lodgement with SDCC, the first time I have seen the proposals, I am forced to submit a comprehensive list of serious concerns about the current proposal through the formal planning process. I have included some photos at the end of text to illustrate the points made.

#### QUALITY OF DRAWINGS AND SOLAR STUDY

The drawings submitted by the applicant have a number of unclear/ unfinished features that need to be clarified to allow a proper and accurate consideration by the planning authority of the negative visual impact and damage to the residential amenity of no 8 from these proposals:

- The shadow analysis/ solar study included in the planning submission does not reflect the effect of 12 noon shadow from either the existing or proposed constructions at no 6. It appears that the shadow from no 6 is angled orthogonally to the front of the property, whereas it should follow the line of 12 noon/ the north-south line. If this was done correctly the true effect of overshadowing on no 8 would be apparent. This is a vital piece of missing information for consideration by the planning authority of the visual and amenity impact of this proposal.
- The surrounding context drawings show important parts of the proposed elevations of no 6 and existing elevations of no 8 elevations either erased or omitted – by a whitened-out graphic depiction of foliage it seems. The full expression of the building should be revealed to assess its full impact.
- The nature of the external opes on two of the proposed first floor rear bedroom plans are unclear/ have been omitted. Also, the nature/ detail of the shallow-pitch ground floor roofs under these opes are unclear on the plans and elevations. There is a concern that a terrace might be the intention here, with doors rather than windows from these bedrooms. This would present added overlooking and privacy concerns for the back garden and rear windows of no 8. It would be important to have this particular issue clarified.

- The proposed site plan appears to show a clash between the east-south extension blocks and the existing single storey shed and toilet in the rear garden of no 8 – again, full and detailed clarification is required here.

#### PROPOSED EASTERN/ FORMER GARAGE EXTENSION

The bulk of the new two-storey construction on the eastern boundary, which extends beyond the existing garage footprint in three directions – 850mm to the east, 850mm to the north, approx 4 M to the south/ rear - and of course a full storey upwards including new hipped roof, will have major overshadowing, overlooking and overbearing effects on the garden and amenity of no 8, front and back. The masking of parts of the proposed and existing building in the applicant's drawings, as well as the error in the solar analysis, prevents a full understanding of these effects. I describe some detailed concerns with this block below, but it should be noted firstly that the angled siting/ orientation of no 6 in relation to no 8 exacerbates all these effects. At the rear of no 8, the overlooking, overshadowing and overbearing from both the 2<sup>nd</sup> floor dormers and the first floor 'garage' extension will be exaggerated by the turn of no towards no 8; at the front of no 8 the angle is also responsible for the huge shadow cast and looming impact over the front garden that will arise from the extension. We would be glad if some significant mitigation - set-back or re-design - would be considered for this entire eastern extension block to lessen the impacts of these effects on the value and residential amenity no 8, including the protection of the established garden.

#### *DETAILS – EASTERN EXTENSION*

The proposed first floor extension over the former garage cantilevers over an open side passage (retained and modified from the existing arrangement) up to the centre line of an existing low boundary wall (100mm deep block; approx. 900mm high) with our property. Therefore the proposed cantilver oversails the existing party wall below it and as such is an encroachment on it; and would prevent the full potential for future development on the no 8 side. We have noted below how the eaves gutter roof construction, and gutter maintenance access required for it, suggests a further setback or re-design would be required to respect the party wall.

A new door and window are proposed on the ground floor of the former garage facing onto the open side passageway. This door and window would overlook the low wall onto our property without any mitigation on the privacy enjoyed currently. If this part of proposed ground floor plan was ever converted to, or is intended to be, an independently accessed residential unit, there would be an added security threat to my property and a loss of privacy unless the side passage was enclosed up to the front of façade of no 6. This issue should be clarified and fully addressed.

A first floor window is proposed at first floor on the party/ line, along the east boundary of the extension on this side, looking straight into no 8. This proposal is an infringement of my privacy and a curtailment of the potential for future development on my side of the boundary. A proposal for a window on a shared boundary, on ground or first floor, without the agreement of the neighbour, should not be permitted.

The east side of the two storey extension over the garage proposes an eaves gutter along its entire length which will extend past the party wall centre line with no 8 and thereby preclude future development on the no 8 side. An eaves gutter so close to a boundary will also require access from no 8 to maintain it. A sufficient set back that respects the party line, the full width of a party wall at this height, as well as a redesign to facilitate full maintenance access from no 6 side only, is necessary.

Two large Velux windows are proposed on the hipped roof over the eastern side of the proposed first floor extension. We would request screening of the glass to preserve the privacy of no 8, as well as some restriction on the size as no measurements are given.

The southeast, rear corner of the proposed eastern and southern extensions appears to collide with and encroach on a single storey utility room and downstairs level-access bathroom in the rear garden of no 8. As proposed, the two structures are not compatible. As noted above, the drawings are unclear in many respects and in the absence of clarity, the extension as proposed should be set back or re-designed to address the clash in this location.

#### PROPOSED FRONT/ 'STAIRWELL' & BAY WINDOW EXTENSIONS

The massive two-storey stairwell extension to the front facade is without precedent in the Ballytore-Crannagh Park estate, where some recent and modest single storey porch/ draught lobby extensions have been permitted that respect the architectural pattern of this traditional, semi-detached model. It's bulk at a 2.5M x 3.6M extension, rising to 4.8M at the ridge of the proposed pitched and gabled roof, will have an overbearing and disturbing visual impact on the surrounding context – for immediate neighbours and in the estate generally. It will also cast its own large shadow across the front garden of no 8 – an effect that would be apparent if the correct shadow analysis had been submitted. It should also be noted that this stairwell extension is not a draught lobby. I would request that a more modest re-design is carried out, respecting the precedent in the estate and removing the additional shadow cast on my garden from an unnecessarily large projection to the front façade.

Similar arguments would apply to the doubled, 850mm deep, two storey bay window extensions either side of the stairwell extension. As proposed, they do not respect the prevailing building line or semi-detached model in the estate i.e. that one side of the semi-detached arrangement should be looked at a part of the whole/ the pair. This paired aspect has been handled well in other extensions in the estate.

Three large Velux windows are also proposed at attic/ roof level to the front of the house, quite low down on the roof pitch, which do not appear to light the proposed attic/ 2<sup>nd</sup> floor bedroom. Street-facing velux windows at second floor level are also rare in the estate – only in one house, quite modest and at very high level under the ridge - and would upset the surrounding context. This should be clarified and conditioned.

#### PROPOSED SOUTHERN/ REAR EXTENSIONS

A large dormer window projection – 3.2M high x 5.6M long x 2.4M deep - is proposed for the rear at roof level/ second floor level, serving an attic bedroom. The angle of no 6 in relation to no 8 has the worsening effect of turning these dormer windows to view into the rear garden and rear bedroom windows of no 8. The height and projection of this dormer will overlook, overshadow and have an overbearing effect on the amenity of no 8. The overshadowing from this dormer is not captured on shadow analysis drawings because of the incorrect projection of the shadow. It will cast a unique and disturbing shadow PM, all year round. Consideration should be given to replacement with in-line roof lights/ Velux windows.

At first floor, the nature of the external opes on two of the proposed rear bedroom plans are unclear/ have been omitted. Also, the nature/ detail of the shallow-pitch ground floor roofs under these opes are unclear. There is a concern that a terrace might be the intention here, with doors rather than windows from these bedrooms. This would present added overlooking and privacy

concerns for the back garden and rear windows of no 8. It would be important to have this particular issue clarified.

#### CONSTRUCTION & STRUCTURAL ISSUES

This is a large build that could take a year to complete, and it will involve a very significant disruption to no 8 and this quiet residential neighbourhood generally, in terms of noise, dust, traffic and parking disruption. 7am starts and deliveries, working past 6pm or into Saturday afternoons, uncontrolled day-long contractor street parking would not be unacceptable to me. The proposed build should fully respect a neighbour's residential amenity and right to peaceful enjoyment of her home, and in the absence of any pre-planning undertakings, I would appeal for conditions to be set that respond to these reasonable sensibilities.

The nature of this proposal will require scaffold access, and as currently outlined will require access from no 8 to build and finish the eastern side of the proposal. No approach has been made to me about this, and no proposal offered to protect the extensive garden planting along the boundary with no 6 that I have cultivated over many years.

I have major concerns also about the structural effects on no 8 of the extensive demolitions at no 6 that will arise, but are not fully detailed, in this proposal. It is hard to see how much of the existing block wall structure at no 6 can be retained in such a major development. It would suggest a complete demolition from roof to ground level is more than likely. The removal of the reinforced concrete garage roof will be particularly disruptive; especially if the existing two-storey wall into which it is embedded, is to be retained. The construction of a cantilever will require a non-standard and heavy structure to achieve it. As no approach has been made to measure or monitor the structural effects on No 8, I am requesting a condition is set that an independent dilapidations survey is carried out by the developers of no 6 on the adjoining structures of no 8 and structural tell-tales are set up in no 8 and monitored throughout the project.

#### SUMMARY

With regard to the planning application submitted, I have laid out my serious concerns about it and would request that is altered significantly, with my agreement on matters that affect me, or refused permission. In relation to any new application for no 6 I would be more than happy to discuss a revised proposal so that Roisin and Shane can realise the potential of their property in this quiet neighbourhood and that the amenity of both of our homes is enhanced into the future.

Yours sincerely,

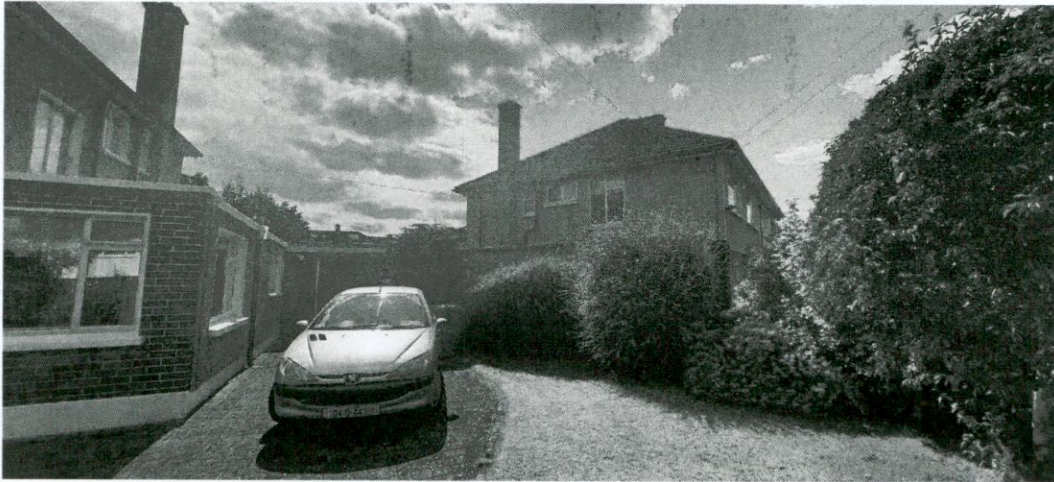
Mrs. Patricia O'Connor

8 Ballytore Road, Rathfarnham,

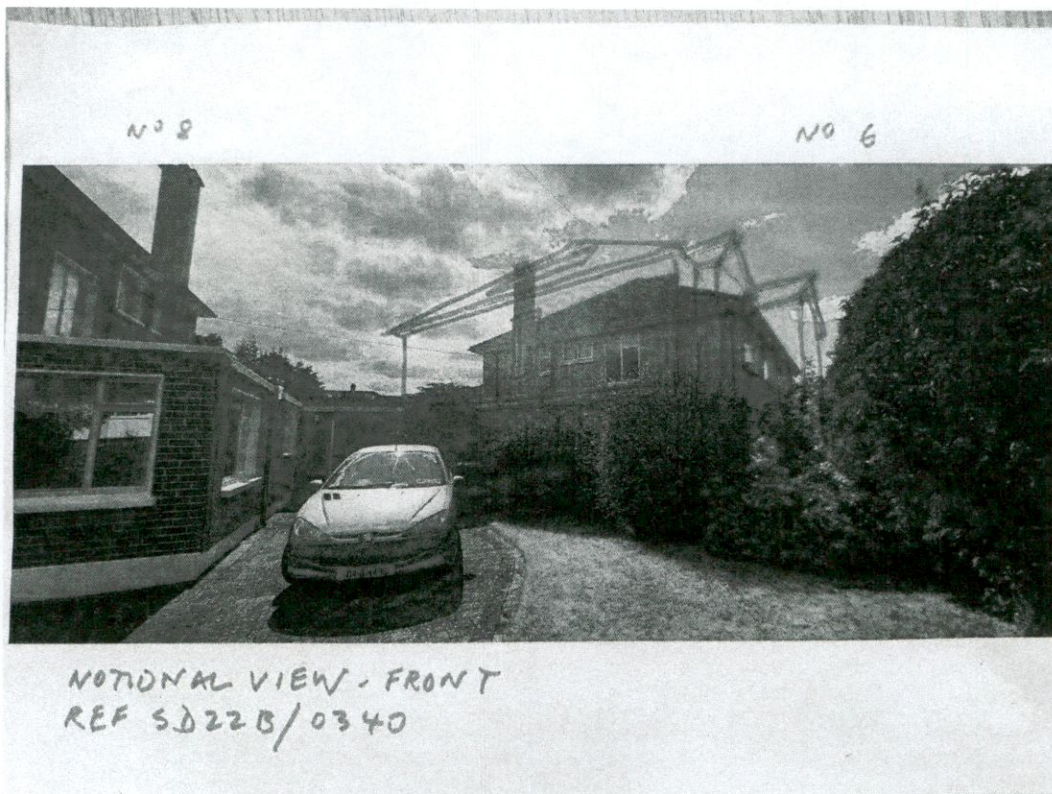
Dublin D14 W 978

Encl – Photos included below

VIEW OF THE FRONT GARDEN NO 8 AND BOUNDARY WITH NO 6 BALLYTORE ROAD



NOTIONAL VIEW OF THE EASTERN EXTENSION & SIDE PASSAGE CANTILEVER PROPOSAL AT NO 6



VIEW OF THE REAR GARDEN NO 8 AND BOUNDARY WITH NO 6 BALLYTORE ROAD



NOTIONAL VIEW OF THE DORMER AND EASTERN EXTENSION PROPOSAL AT NO 6



NO 8 & NO 6 BALLYTORE ROAD FROM THE FRONT



CONTEXT OF THE BALLYTORE-CRANNAGH PARK ESTATE



EXAMAPLE OF WELL-HANDLED PRECEDENT – STAIRWELL, PORCH AND GUTTER SET-BACK TO SIDE



Patricia O'Connor  
8 Ballytore Road  
Rathfarnham  
Dublin 14.

Date: 29-Aug-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0340  
**Development:** Demolition of the rear single storey extension; alteration to the front facade which consists of 2 storey porch and staircase, 2 double bay windows on each side of the new porch, second storey extension to the side over existing garage with main roof extension over, single storey extension to the rear, attic conversion with new dormer type window to the rear, Velux type windows to the front and side of the main roof, widening vehicular access gate, some internal alterations and associated site works.  
**Location:** 6, Ballytore Road, Dublin 14  
**Applicant:** Roisin Moran and Shane Delaney  
**Application Type:** Permission  
**Date Rec'd:** 26-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**