

Maureen Nolan
1a Crannagh Park
Rathfarnham
Dublin 14

South Dublin Planning Applications
By email: planningsubmissions@sdblincoco.ie

Dear Sir/Madam

Objection to Planning Application - Reference SD22B/0340

I wish to lodge an objection to a current proposal for domestic extensions at 6 Ballytore Road, Rathfarnham (Reference SD22B/0340). I am the sole owner and occupier of 1a Crannagh Park, whose rear garden adjoins the rear garden of 6 Ballytore Road. My objection relates to the proposed extensions to the front of the property, and the 2 dormer windows proposed at the rear of the property.

General Comments

This planning application has been made without any prior notification to or consultation with me. While I accept that such consultation is not a statutory obligation before making a planning application, I consider that as an adjoining neighbour and in the spirit of good relations I should have been given the opportunity to express my views to the applicants at the outset. If I had been consulted, I would have expressed my serious concern with the excessive scale of the proposed extension which is out of character with the existing residential property in the vicinity and which would be seriously injurious to the residential amenities which I currently enjoy.

In addition, the plans were only made available online for viewing on 15 August 2022. Comments on the plans are due by 29 August 2022, leaving only 2 weeks to review and make comments.

The proposal is to increase the living space from 137 sqm to 248 sqm, which in my opinion qualifies as having an overbearing impact on neighbouring properties. The proposed development would set an undesirable precedent for future over-sized extensions in the area.

Front porch extension

The planning application proposes to:

- Construct a porch at the front of the house, extending 2.9 meters from the existing front wall, with a width of 3.8 metres, and double storey in height. The proposed extension has a footprint of 11 square metres.

I object to this proposal on the following grounds:

- The height, design, scale and profile of the extension is extremely excessive and overbearing. It will be visually obtrusive and not in keeping with any neighbouring properties. This would be seriously injurious to the visual amenities of existing residents.
- There are no other double storey extensions in the area. The size of the extension and the materials proposed (predominantly glass) will dominate the streetscape and detract from the surrounding houses.
- The proposed porch and stairwell extending 2.9 metres is far in excess of the recommended front extension of no more than 1.5 metres¹.
- There is also an issue of privacy in relation to the first-floor porch extension, which has floor to ceiling glass, and can be viewed both from the street and from the first-floor of neighbouring properties.

Bay windows at front of property

The planning application proposes to:

- Construct bay windows on either side of the front porch extending 0.6 metres from the existing front wall, and on both ground and first-floor levels.

I object to this proposal on the following grounds:

- There are no first-floor bay windows at all in the area, therefore the proposal is not in keeping with the style and character of neighbouring houses.
- The bay windows at first-floor level also raises privacy issues, as the windows are glass on 3 sides, and bedrooms are generally located on the first-floor.

Dormer windows to the rear of property

The planning application proposes to:

- Construct 1 dormer extension at attic level, 5.6 metres wide, with 2 windows.

I object to this proposal on the following grounds:

- The windows will excessively overlook all the adjoining properties, raising real concerns for privacy.
- The windows will directly overlook my private patio area² to the rear of my property, and as such would result in an excessive loss of privacy.
- The proposed dormer will give the impression of a flat roof³ given its placement in relation to the eaves, and that it extends from the neighbour's roof to the hipped roof line, creating a 5.6 metre wide flat roofed structure.
- There is no precedent of a dormer extension of this scale in the area.

¹ Refer House Extension Design Guide Section 4, Part IV Front Extensions (SDCC.ie)

² Refer House Extension Design Guide Section 4, Part III Overlooking and loss of privacy (SDCC.ie)

³ Refer House Extension Design Guide Section 4, Part IV Attic Conversions and Dormer Windows (SDCC.ie)

In conclusion, I consider that the proposed development is excessive in scale, visually obtrusive and totally out of character with existing residential development, and as a result would be seriously injurious to the residential amenities of my property and the adjoining properties. I respectfully request that South Dublin County Council review my objections and refuse the current planning application.

I confirm I have paid the required fee for objection of Euro 20.00 and attach the receipt from the Council's Finance Department.

Yours sincerely,

Maureen Nolan

Maureen Nolan
1A, Crannagh Park
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.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**