Martha and John Jones
1 Crannagh Park
Rathfarnham
Dublin 14

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

Dear Sir/Madam

Objection to Planning Application - Reference SD22B/0340

We wish to lodge an objection to a current proposal for domestic extensions at 6 Ballytore Road, Rathfarnham (Reference SD22B/0340). We are the owners and occupants of 1 Crannagh Park, the semi detached property adjoining 6 Ballytore Road. Our objection relates to the proposed extensions to the front of the property, the 2 dormer windows proposed at the rear of the property, the single storey extension to the rear and the velux windows proposed for the new pitched roof on the ground floor extension at the rear.

General Comments

This planning application has been made without any prior notification to or consultation with us. While we accept that such consultation is not a statutory obligation before making a planning application, we consider that as adjoining neighbours and in the spirit of good relations we should have been given the opportunity to express our views to the applicants at the outset. If we had been consulted, we would have expressed our 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 we 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 our 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.

We believe the proposed development, and the subsequent effects it will have on our property outlined below, will also negatively impact the value of our property in a significant way.

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.

We 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.
- The proposed porch will have a detrimental impact on the limited morning sunlight we receive in our front garden.
- There are no other front of house 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 metres[1].
- There is also an issue of privacy[2] 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.
- This proposed extension significantly overlooks our garden at 1 Crannagh Park, removing all privacy which is currently enjoyed. The entire two storey structure facing our garden will be constructed of glass.

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.

We 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. By having glass on three sides the occupier can now more easily view directly into the neighbouring gardens, eroding any privacy which they currently enjoy.

Dormer windows to the rear of property

The planning application proposes to:

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[1] Refer House Extension Design Guide Section 4, Part IV Front Extensions (SDCC.ie)
[2] Refer House Extension Design Guide Section 4, Part IV Overlooking and loss of privacy (SDCC.ie)

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

We object to this proposal on the following grounds:

- The windows will excessively overlook all the adjoining properties, raising real concerns for privacy.
- The proposed dormer will give the impression of a flat roof[3] 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.

Single storey extension to the rear

The planning application proposes to:

- Demolish existing 3.3 metre deep and 2.6 metre high single storey extension and contruct a new 3.9 metre deep and 3.4 metre high extension extension to the rear.

We object to this proposal on the following grounds:

- The proposed increase in size of the existing extension will be visually intrusive from our backgarden and other neighbouring properties. This would be seriously injurious to the visual amenities of existing residents.
- The proposed extension will also impact on the light received in our back garden given its increase in size.

Velux windows to the rear of property

The planning application proposes to:

- Construct a pitched roof on the existing ground floor extension with velux windows. It is not possible to quote the dimensions from the plans I have access to.

We object to this proposal on the following grounds:

- The first-floor bedroom window in our property will look directly onto the pitched roof, and give direct visibility into the neighbour's living room. As mentioned, it is a large velux window.
- The second velux window, of similar dimensions, will give direct visibility into the neighbour's kitchen.
- We do not believe it is in keeping with the privacy recommendations[4] from SDCC that we will be overlooking our neighbour's living room and kitchen when we look out our bedroom window.

In conclusion, we 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

[3] Refer House Extension Design Guide Section 4, Part IV Attic Conversions and Dormer Windows (SDCC.ie)
[4] Refer House Extension Design Guide Section 4, Part IV Overlooking and loss of privacy (SDCC.ie)

injurious to the residential amenities of our property and the adjoining properties. We respectfully request that South Dublin County Council review our objections and refuse the current planning application.

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

Yours sincerely,

Martha and John Jones

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department

Comhairle Contae Átha Cliath Theas
South Dublin County Council

Telephone : 01 4149000 Fax: 01 4149104 Email: planningdept@sdublincoco.ie

Martha & John Jones
1 Crannagh Park,
Rathfarnham,
Dublin 14.

Date: 02-Sep-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 Pleanala 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. Crowley
for **Senior Planner**