

14 September 2022

55 Dodder Road Lower

Rathfarnham

D14 PR 64

Subject: Objection to Planning Reference No. SD22B/0365 (56 Dodder Road Lower, Rathfarnham, D14)

To whom it concerns:

Lower Dodder Road is a beautiful tree lined road, part of the Dodder River Greenway conservation project, with houses from 1-92 on one side of the road only facing the Dodder River. The houses were built between the 1930's and the 1970's with numbers 55 and 56 built in 1956 in a row of identical 3 bed semi-detached houses that run from numbers 50 to 75.

Given that the properties face on to a river and the unpredictability of flood patterns in the future resulting from climate change, the greater the area that is changed from grass/earth covered to concrete covered will reduce drainage overflow.

We strongly object to the planning application referenced above in the subject on the following grounds:

**1. Extension of front of house by 1.5m over 3 floors**

- i) There is no precedent for this. None of the other houses on Lower Dodder Road extend by 1.5m over 3 floors across the front of the property
- ii) This would result in a significant loss of light to the north facing garden, sitting room and bedrooms to the front of no. 55, negatively affecting heat retention as we move into an era of higher energy costs
- iii) This would result in a loss of view of the beautiful tree lined road to the right of no. 55 (see photos below)
- iv) This would result in a devaluation of the property value of no. 55

**2. Extension to front, side and back of house over garage**

- i) This would result in a significant loss of light to the south facing back garden, sitting room, kitchen and bedroom to the back of no. 55, negatively affecting heat retention as we move into an era of higher energy costs
- ii) This would result in a devaluation of the property value of no. 55

**3. Erection of 1.8m fence around front garden**

This is a friendly, safe, community centred road. The Dodder River Greenway is an amenity used not only by the residents, but also by the local community. The majority of houses are attached to another house. This is not a road of large stand-alone properties where a high fence surrounding the property might be required for security reasons.

- i) There is no precedent for this. None of the other houses on Lower Dodder have a 1.8m fence surrounding the front of the property

- ii) This would result in a loss of view of the beautiful tree lined road to the right of no. 55 (see photos below)
- iii) This would result in a devaluation of the property value of no. 55
- iv) This would contribute to a loss of the open, friendly, community centred spirit of the road

For information, we note that:

- i) The planning application at the front of the house is a white laminated A4 sheet placed on a white gatepost. This is invisible until one is standing directly in front of it (please see photo below)
- ii) The **Shomera** structure with window and glass panelled doors in the back garden of no. 56, dimensions approximately 3.7m (w) x 3.04m (h) x 3.04m (d), used as a home office, is not included in the plans lodged with the application.

No. 55 has been owned and occupied by three generations of the Lee family for 66 years since 1956. We are seeking to retain the original character of the houses and the open, friendly spirit of the community.

Yours sincerely,

Amhairgín Lee

Prof. John Joseph Lee





**SOUTH DUBLIN COUNTY COUNCIL**

**SITE NOTICE**

F. Ossie Houghton  
intend to apply for

**Permission**

For development at this site  
56 Dodder Rd Lower, Rathfarnham, Dublin 14, D14 YW98

The development will consist of:

Single story extension to the front with 2 roof windows. 2 story first floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. widening of front vehicular access. Raised fencing and gate to the front and side of front garden. Two dormer windows to the rear one dormer window to the front roof area. 1 velux window to the front roof area. Conversion of garage to living area

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9.00am to 4.00pm., and may also be viewed on the Council's website - [www.sdc.c.ie](http://www.sdc.c.ie)

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

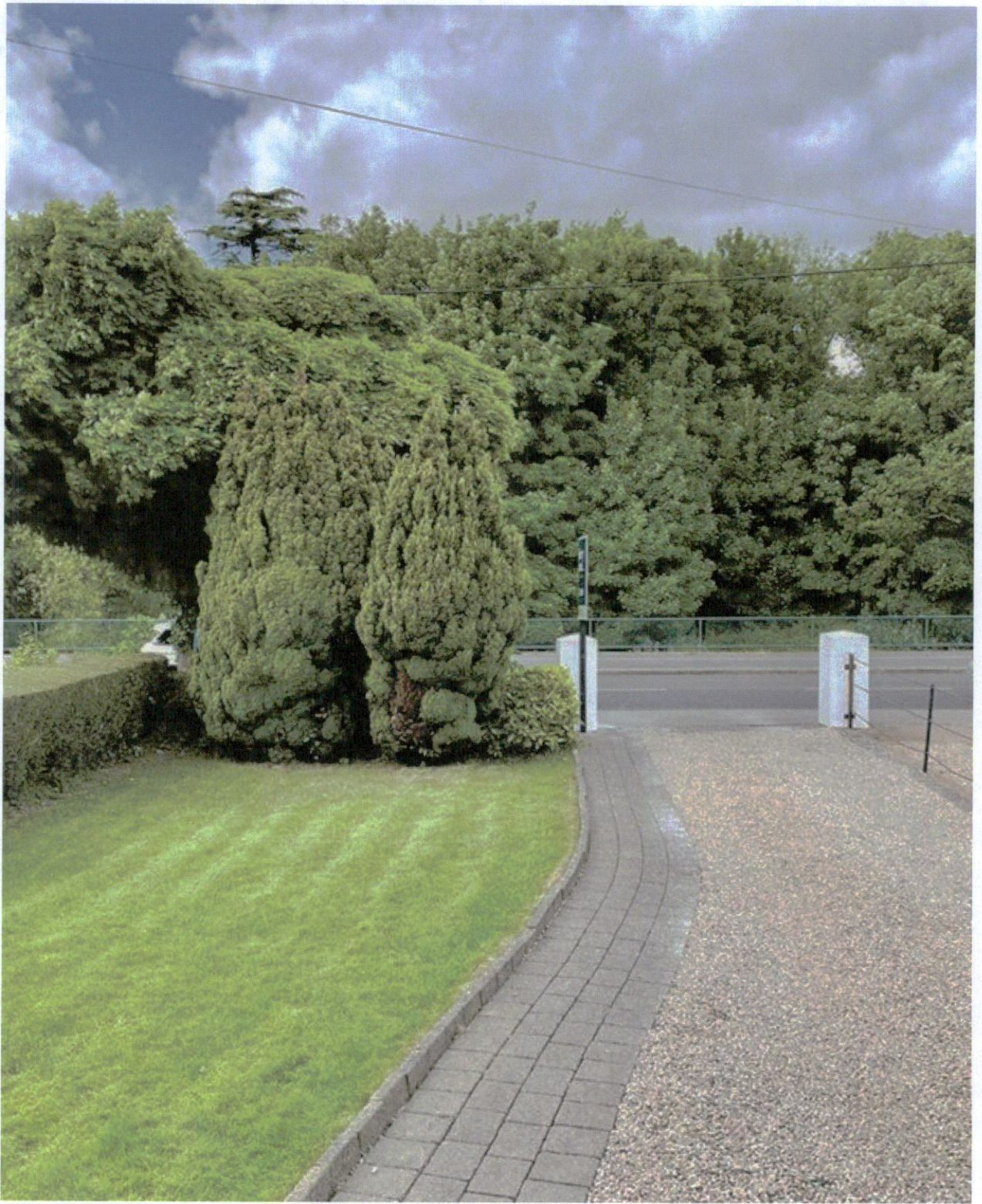
Signed: Liam Baker  
Agent  
19 Arundelagh Gardens Rathfarnham Dublin 14

Date of erection of site notice 11 August 2022











**Amhairgín Lee**  
**55, Dodder Road Lower**  
**Dublin 14**

**Date:** 15-Sep-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0365  
**Development:** Single storey extension to front with 2 roof windows. 2 storey first floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. 2 dormer windows to the rear and 1 dormer to the front roof area. 1 velux window to the front roof area. Conversion of garage to living area.  
**Location:** 56, Dodder Road Lower, Dublin 14  
**Applicant:** Ossie Houghton  
**Application Type:** Permission  
**Date Rec'd:** 12-Aug-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](http://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](http://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**