

13th October 2022

To: planning.dept@sdublincoco.ie

Dear SDCC

I submit observations re the proposed structure to the rear of 38 Walnut Close, D24, planning application ref SD21B/0464.

I draw your attention to the following;

- The height of the structure dominates and negatively impacts the view from the kitchen, living room, garden and bedrooms of the houses at either sides of 38 Walnut Close.
- The structure is so tall that the next door garden is in shadow most of the time.
- The structure is an eyesore and lessens the quality of life at neighbouring homes of 38 Walnut Close.
- The residential amenity of the neighbours, and for those that don't live close by but are passing by to use the central community amenities, is comprised by the structure.
- The area stated on the drawing exceeds that stated on the application form to SDCC.
- The owner of the proposed structure did not openly consult with neighbours.
- The building work is of poor quality.
- The second floor of the proposed structure is built on walls that were built in the 1980s. I have major concerns for the safety of anyone inside, walking by the rear and for people or animals in neighbouring gardens.
- The boundary wall to the rear is being raised to a dramatic, unsightly and unsafe height.
- I raise concerns of water drainage onto neighbouring properties. The potential for flooding in neighbouring properties may be increased.
- The proposed design of the exterior of the structure does not conform to the appearance of the house.
- There is a second new egress from the shed structure proposed.
- The sun and lighting test submitted was not conducted by a relevant technical person.

- The building is above the maximum allowable height for a garden shed.
- It is likely that the structure is not a shed but in fact a living space for human or other habitation. There is a toilet included in one of the drawings.

Thank you
Seannafair O'Donchadha

Elder Heath View
Kiltipper
Dublin 24

Genevieve Donohoe
19, Elder Heath View
Kiltipper
Dublin 24

Date: 14-Oct-2022

Dear Sir/Madam,

Register Ref: SD22B/0404
Development: Permission for a new first floor extension with new roof and roof windows to shed at rear of site and all associated site works; Retention of all new shed walls at ground floor and first floor level only that are connected to existing shed at rear of site and all associated site works.
Location: 38, Walnut Close, Kingswood Heights, Dublin 24
Applicant: Greachan O'Dunlaing
Application Type: Permission and Retention
Date Rec'd: 09-Sep-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**