

Hi,

With regards to the above referenced planning application which proposes to build 11 Apartments and some modifications to existing building at the address The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12, I would like to submit the below objections to this planning application.

We are the residents of house number 1A Rockfield avenue, Dublin 12. Our house resides at the rear of the address and shares a back garden wall separating the properties. We are a family with two young kids and moved into the house in September. We are very concerned on the proposed changes outlined in this application as the rear of the structure will be significantly modified bringing increased disturbance, reduce privacy, increase risk to our home and provide a negative impact to the value of our property.

Below are my comments on the areas i see most impact to our home.

Ground floor

- Car park to be added at rear of house 1A which will impact privacy at rear of homes and into back gardens. Currently this area has no access to the public or patrons of the existing structure but under these plans will be accessed by multiple people increasing noise pollution, invading privacy of our home where users of car park will easily be able to see into our back garden and home. Also there will be an increase risk to our home as people will have access to the bank of our house.
- Bike racks to be added will also increase noise and traffic of people to the rear of houses 1a impacting privacy and comfort of residents, currently this area is not used for parking
- Large water tank proposed to sit at the rear of 1a house impacting view from the rear of house which currently looks out to large trees
- The inclusion of car parking and bike racks plus 4 proposed gates / doors at rear of building will increase traffic of people to the rear of building where today there is **no access** to general public in this area. Gates will increase noise and will be used regularly considering the proposed parking and storage planned for rear. These gates and parking will all now reside within a few feet of our back garden and very close to our back door.

First floor

- Currently there are no windows or balconies on upper level of existing building at rear and privacy is maintained in our back garden and into the rear of our house
- Planning application shows a bedroom window at Northeast side of building. This will overlook the back garden of house 1A and also provide visibility into the rear of the house and upstairs bedrooms severely impacting the privacy of residents

- Planning application outlines a balcony for Unit 1.9 at NorthEast side of the building. This will overlook the back garden of house 1A and also provide visibility into the rear of the house and upstairs bedrooms severely impacting the privacy of residents. A balcony will also increase noise pollution as residents are likely to use balcony as recreational space
- Proposal shows a large stairwell window at the rear north/northwest area of the building looks directly towards the rear of house 1A which will severely impact the privacy of residents. In our house the back doors and windows are all floor to ceiling and the room at the rear of the house is main kitchen/family room. Also this stairwell will provide residents of the laurels full visibility into upstairs bedrooms of house 1a. Today there are no such windows at rear of building.

Roof

- Planning application outlines a wintergarden on roof NorthEast side of the building. This additionally elevated public space will overlook the back garden of house 1A and also provide visibility into the rear of the house severely impacting the privacy of residents. A wintergarden will also increase noise pollution as residents will use as recreational space

General

- The addition of an apartment block and access to residents to the rear of 1A will significantly devalue the house which was only recently purchased by us in 2022. We will be unable to sell the house and make back the money to cover our mortgage leaving us in negative equity. We were assured by the vacant land at the back of our home would be only used by the pub for storage in the future.
- The planning documents showing the road access are not for this planning application they relate to another one. So we are unable to fully assess the impact to roads and how people will access the land at the rear of our home
- This planning proposal will convert an area that currently lies idle into a parking area and with access into rear of apartment complex. This significantly changes the use of the land and will bring a large number of people to the rear of our home close to our back door.
- The building modifications totally change the current structure which has no windows and limited access to a place where resident can see directly into our home from multiple angles where we have a right to privacy.
- The proposed changes will impact the safety of our kids as multiple parties now have access to the rear of our house.
- There will be significant increase in noise pollution with proposed changes.

If you have any questions or require any evidence i am happy to share pictures from the rear of our home showing how close it is to the Laurels.

I look forward to hearing any feedback you may have.

Regards

Residents 1A Rockfield Avenue

Daniel Purdy
1A, Rockfield Avenue
Dublin 12

Date: 25-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0364
Development: 11 apartments, one commercial unit and minor modifications to the existing Public House.
Location: The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12
Applicant: Noel Hughes
Application Type: Permission
Date Rec'd: 21-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**