

Letter of Objection to planning reference SD22A/0364 - The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12.

**Keith Gillis
1 Rockfield Avenue
Perrystown
Dublin 12**

Payment reference : Observation 75

Ground Floor

- Car park to the rear of houses 1, 1A and 3 Rockfield avenue. Noise pollution is already an issue. Carpark will only increase the disturbance & noise to surrounding houses.
- Bike racks will increase noise and traffic behind houses. Privacy will be non-existent along with decreasing the value of newly purchased houses.
- The inclusion of car park, bike rack, water tank, 4 proposed entrance gates & doors at the rear of the building will only increase the noise and remove any privacy of residents. Currently today there is no access to public.
- Recently a wall was knocked down in the proposed building area. This has disturbed rats and there have been multiple complaints from neighbours of rats in back gardens. Between the noise pollution and infestation of rats the approval of this planning would be an injustice to the people of Rockfield avenue and Whitehall Road.

First Floor

- These plans have no consideration for surrounding houses. Plans for windows and balconies on the upper level at the rear of the building. This is a complete and utter invasion of privacy. These new windows and balconies will look right in the back garden/ kitchens/bedroom windows of multiple houses. Again, a complete lack of consideration for existing residents.
- Large glass stairwell/window at the rear of the building which looks directly into house 1A and number 1. This will remove any existing privacy to zero. Stairwell will allow view to upstairs and downstairs of my house & neighbours. Today there are no windows
- Planning application shows multiple windows at the rear of the building. This will completely overlook the back gardens of house 1,1A, 3.
- New first floor will be extended even further behind house 1 and 1A which will remove any privacy.

Roof

I want to reiterate my disgust to put winter gardens on the roof of this building. This unrealistic elevated space will allow the view into back gardens, living rooms, bedrooms, Children's bedrooms. A complete invasion of privacy of on all levels with no regard for the surrounding area. I am not experienced but it looks as if these plans are non-compliant and the beer garden created during covid has just somehow become part of the pub without permission. This plan does not retain any of the old building, the minor modifications is ambiguous to say the least.

Is the parking to the rear for residents only or can anyone access this? The lack of detail and ambiguity along with the disregard for the surrounding houses alone should see this planning refused. People deserve to have privacy in their own home. The surrounding houses on Rockfield Avenue and Whitehall Road will suffer greatly as a result.

Parking is already an issue and this will only get worse. There are people parking on double yellow lines everyday

Mr. Keith Gillis
1 Rockfield Avenue
Perrystown
Dublin 12

Date: 26-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.sdblincoco.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.sdblincoco.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,


for **Senior Planner**