

South Dublin County Council
Planning Department
County Hall, Tallaght,
Dublin 24, D24YNN5

01st November 2022

Application no. **SD22B/0431**

Applicant: Joe and Emily Brady

Location: 99, Muckross Avenue, Dublin 12

Observers Name: **Ciaran and Michelle Kavanagh**

Observer Address: **No. 101 Muckross Avenue, Perrystown, Dublin 12 - D12EW83**

Re: Observation on the Planning Application No. SD22B/0431 in relation to the above proposed development located at 99 muckross Avenue Dublin 12. D12DY01

Dear Sir / Madam,

On behalf of our Clients, **Ciaran, and Michelle Kavanagh**, we wish to submit this third-party observation for the development as described below and we also include the required fee of €20.

Permission Demolition of existing single storey shed to rear of existing garden, the construction of: A) part two storey/part single storey extension to rear of existing Dwelling, B) single storey extension to the front of existing dwelling, C) conversion of attic space with dormer window to rear of existing dwelling and D) new single storey shed to the rear of existing garden at 99 muckross Avenue Dublin 12. D12DY01. The development will consist of a new kitchen/dining/ living room on ground floor, new bedroom upstairs and other alterations to existing internal layout together with all associated site works.

No.101 Muckross Avenue is our client's family home. Muckross Avenue is typically composed of terraces of two storey dwellings which typically contain 4 to 5 houses. Their house no.101 is a mid-terrace house attached to the mid terrace house in question no.99 for the referenced application. With reference to the above planning application, I wish to submit an objection to the application for the following reasons outlined below.

Our clients wish to submit an observation on this application for the following reasons:

- 1) 1st Floor Rear Extension: The proposed first floor extension is 3.6m beyond the existing building line. This is grossly out of context with anything previously permitted in the area to a mid-terrace dwelling. This would be extremely overbearing on to our client's property, particularly to their main bathroom and master bedroom as most of our light would be blocked out. It would also greatly***

reduce the quality of the exterior space immediately exterior to my house due to overshadowing. I note that per the SDC House Extension Design Guide 2010 Section 4 Part III "Two storey extensions will not normally be accepted to the rear of terraced houses if likely to have an overbearing impact due to close spacing between houses.....Where a scheme of two storey extensions is proposed to the rear of terraced properties, they should not normally protrude from the rear wall of the house more than 1.5 times the gap of the rear extension"

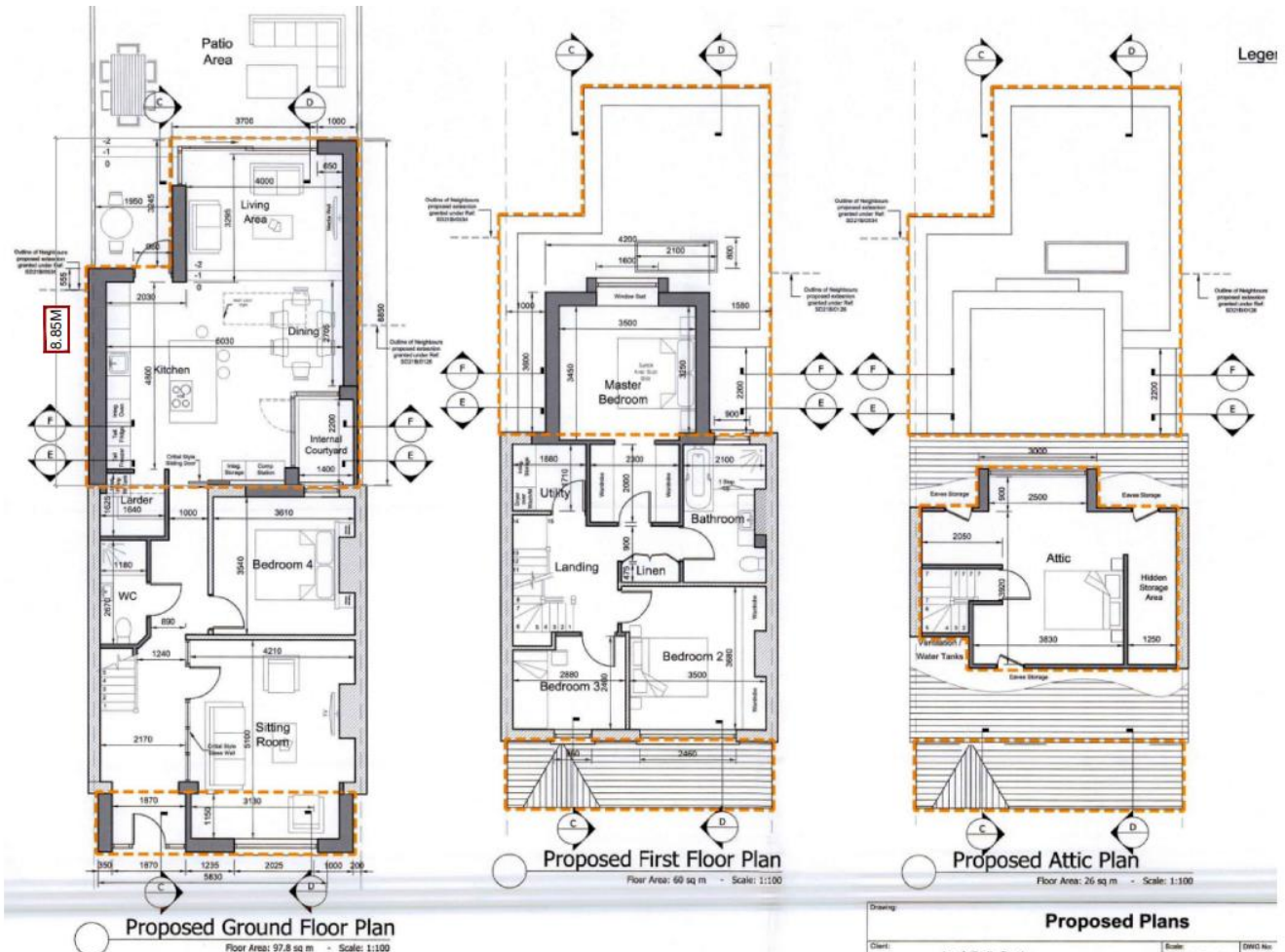


Figure 01: Extract taken from drawings submitted for planning, planning ref no: SD22B/0431 at 99, Muckcross Avenue, Dublin 12.

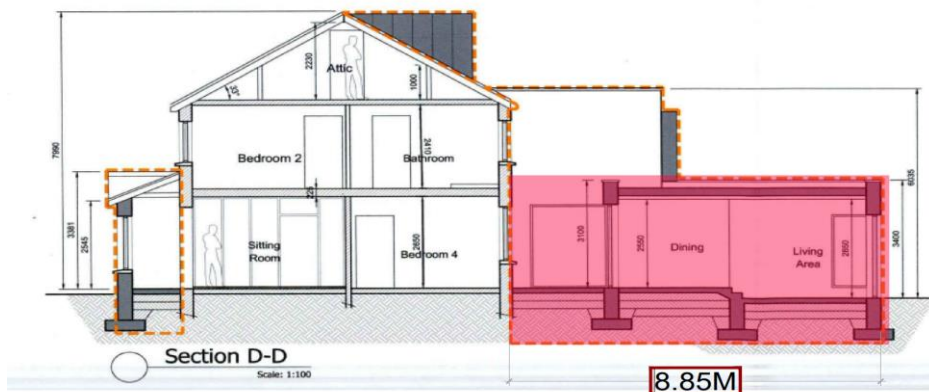


Figure 02: Extract taken from drawings submitted for planning, planning ref no: SD22B/0431 at 99, Muckcross Avenue, Dublin 12, 8.85m deep extension on the ground floor highlighted in RED.

2) *The proposed ground floor extension in context of the surrounding properties is completely out of scale. At its furthest point is 8.85m. The norm for such mid terrace extensions would be 5 to 6 meters. The proposed length of 8.85m will have an extremely negative impact on our client's property and the surrounding properties. Please see Figure 01 and Figure 02; Extract taken from planning drawing submitted to South Dublin County Council, planning ref no: SD22B/0431 at 99, Muckross Avenue, Dublin 12.*

3) *Figure 3: Extract taken from the Sun Path Shadow Analysis submitted for planning, planning ref no: SD22B/0431 at 99, Muckross Avenue, Dublin 12. This analysis is extremely limited, it is only showing only 6 months of the year which is not satisfactory. As seen in the shadow analysis, the shadow cast on the winter solstice i.e., 22nd December; as well as the shadow cast at 6pm in different seasons are not included as part of the analysis, which makes it incomplete.*

We also feel it is not correctly reflecting the reality on the ground as it is showing shadows cast from 101 to the left of the property, this cannot be possible as 101 is adjoined to the left by 103 Muckross Avenue as it is a mid-terrace house.

We would request that this Shadow Analysis is done again to correctly reflect the surrounding properties as they are situated and not be limited to 6 months of the year were the sun is at its highest. Also, it is necessary to include different timings of the day i.e., 9am, 12pm, 3pm and 6pm.

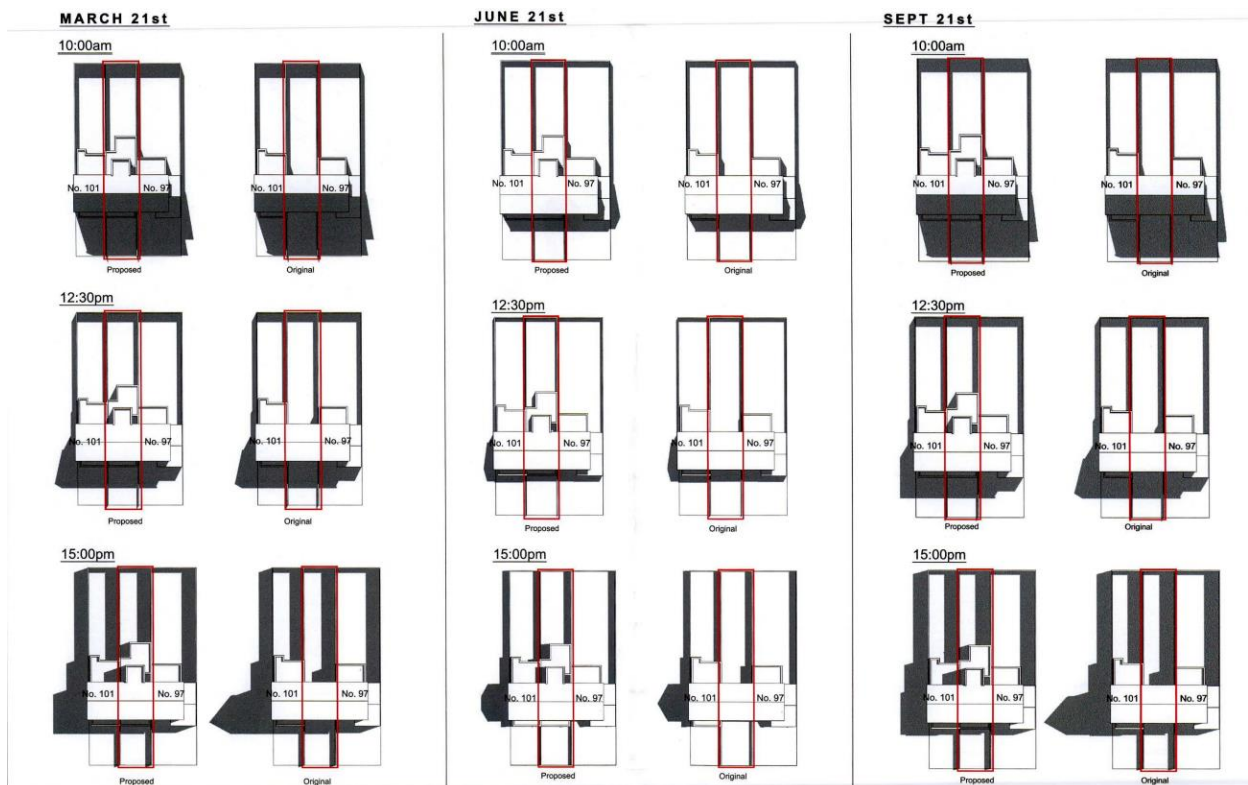


Figure 03: Extract taken from drawings submitted for planning, planning ref no: SD22B/0431 at 99, Muckross Avenue, Dublin 12.

As outlined above the main concern is that our clients have enjoyed their privacy and natural light for many years in their back garden, and now the proposed new extension planning ref no: SD22B/0431 at 99, Muckross Avenue, Dublin 12, will have a significant negative impact on both.

The scale and massing of the proposed new extension planning ref no: SD22B/0431 at 99, Muckross Avenue, Dublin 12, would greatly reduce the amount of natural light entering the kitchen and dining area in ground floor, master bedroom and bathroom on the first floor of our client's home. We feel that the proposed extension reduces the amount of sunlight entering these habitable spaces mentioned in our clients home by more than 0.8 times their formal values and this would have significant negative effect on the quality of the space which also would have a negative effect on the health and well being of the people living in it.

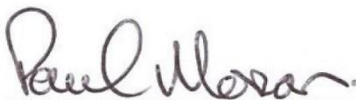
As noted in South Dublin County Council Development Plan 2016-2022 (Extensions to dwellings Section 1.2.27) "in all instances the design and scale of domestic extensions should have regard to the adjoining properties....and should fully integrate with the existing building. Proposed extension at no.99 muckross Avenue Dublin 12 D12DY01, is a part of a terrace of 4 properties and the proposed application has no regard to the scale, character, and integration of the adjoining properties.

To summarise, our client would like to state, that they have in principle no objection to an extension of 99 Muckross Ave. They do however feel that the proposed plans have given little or no consideration to the impact that such a large-scale development to a mid-terrace house at the ground floor due to its long length of 8.85m and at first floor level, will have on the neighbouring properties.

Taking the accompanying information into consideration, on behalf of our client, we ask that South Dublin County Council to take into consideration our client's observation and would request that the applicant revise their proposal to comply with the essence of the Development Plans Guidelines. Please advise us if there are any omissions or issues in relation to this third-party observation.

The Statutory fee of €20.00 payment has been made, please find attached the payment receipt of same.

Yours Sincerely,



Paul Moran

Director CDP Architecture