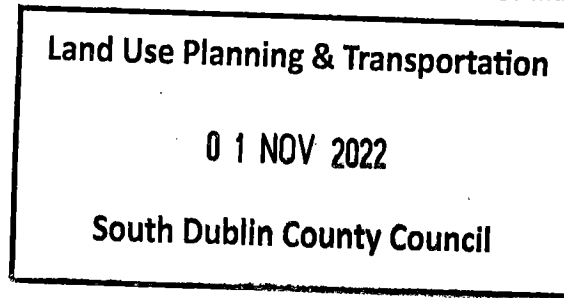


97 Muckross Avenue
Perrystown
Dublin 12
D12 KW61



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

28th October 2022

Re: Planning Application at 99 Muckross Avenue
Ref Ref: SD22B/0431

Dear Sir /Madam,

We, Enda & Margarite Moore, write to submit observations in respect of the above planning application.

We occupy the immediately adjacent house, No. 97, where we have lived for 17 years. We have no objection to seeing the adjoining house being extended. However, we have concerns about the scale of the currently proposed extension on the following basis;

1. The proposed ground floor rear extension is out of scale and context with the surrounding properties. It extends to 8.85m from the existing house along the boundary with our property. By comparison the permitted extensions which were granted earlier this year on either side of the subject application were;

No. 97	4.1 metres (Ref: SD21B/0126)
No. 101	4.7 metres (Ref: SD21B/0534)

2. The proposed length above of 8.85m will have an adverse impact on our property. It would create a 3.4-metre-high wall along our boundary, which will negatively impact on the sunlight to our patio area and garden, and will also cast a shadow during part of the day into our dining / kitchen area. The impact of this is not accurately reflected in the Sun Path Shadow Analysis submitted as part of the planning application. We note that submission excludes the winter months where the sun is lower and casts a longer shadow; it also is based on a limited 6 hour time range (10 am – 3 pm), with no results provided for earlier in the day when the impact is most significant to our property.
3. The proposed first floor extension projects 3.6 metres from the existing house. This is out of context with any existing buildings or any permitted extensions to any mid -terraced houses in the area. It would have an overbearing impact on the rear of our property, both in terms of daylight and over shadowing of the internal and external spaces. What's proposed does not appear to be in keeping with the provisions of the 'House Extension Design Guide' published by the SDCC Planning Department.
4. We note that the front extension granted to No. 101 under Ref: SD21B/0534 includes a set-back from the boundary to take account of the adjacency to a sitting room in the neighbouring house (No. 103). Unfortunately, a similar set-back had not been incorporated into the subject application to take account of the proximity to our living room to the proposed gable wall.

In summary, while we have no objection to an extension at No. 99, we consider that the current application has had little regard to the impact on the adjoining properties. In our view the scale of what is proposed is out of context for a mid-terraced house in this location and does not integrate with the surrounding properties.

We confirm the required fee has been paid to accompany this letter - please see the attached confirmation (receipt no T4/0/721867).

Yours sincerely,

A handwritten signature in cursive script that reads "Enda Moore".

Enda Moore
97 Muckross Avenue

Mr. Enda Moore
97 Muckross Avenue
Perrystown
Dublin 12
D12 KW61

Date: 02-Nov-2022

Dear Sir/Madam,

Register Ref: SD22B/0431
Development: 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

Location: 99, Muckross Avenue, Dublin 12
Applicant: Joe and Emily Brady
Application Type: Permission
Date Rec'd: 28-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. Crowley
for Senior Planner