

Planning Department  
South Dublin County Council  
County Hall  
Belgard Square North  
Tallaght  
Co. Dublin

Orna McDonald  
23 Ballyroan Road  
Templeogue  
Dublin 16

Regarding: Planning application reference SD22A/0389 at 2 Orchardstown Drive, Rathfarnham, Dublin D14W 9N1

Dear Sir/Madam,

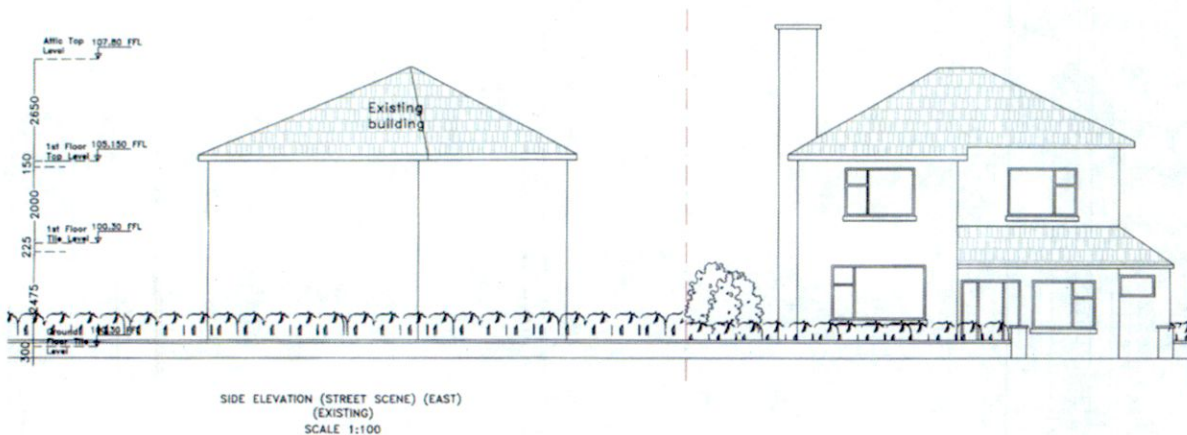
I am the executor of Joesph Tighe's will and in that capacity am responsible for no. 13 Anne Devlin Road, adjacent to the proposed development.

I object to the proposed construction of a new dwelling in the side garden at this address on the basis that:

- the application misrepresents the site constraints
- the development is out of line with properties on Anne Devlin Road and Orchardstown Drive
- the development would have a significant negative visual impact on the area
- the development would not provide sufficient privacy for occupants and passersby.

#### Misrepresentation

The elevation drawings submitted with the application are inaccurate and suggest that No.s 2 & 2a Orchardstown Drive are positioned some distance from the boundary wall with no. 13 Anne Devlin Road. (See below)



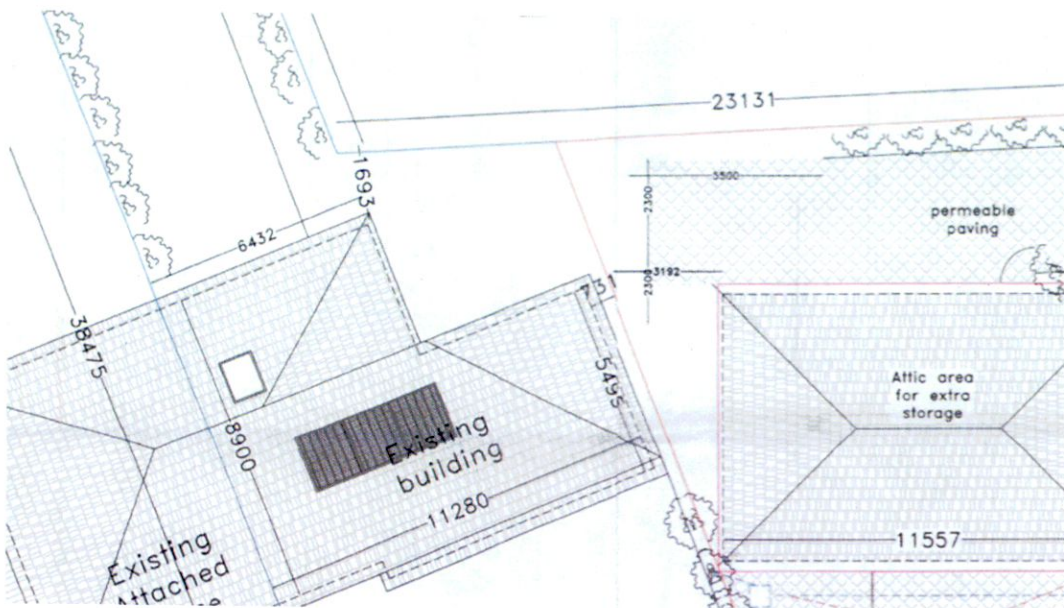
LAND USE, PLANNING  
& TRANSPORTATION DEPT.  
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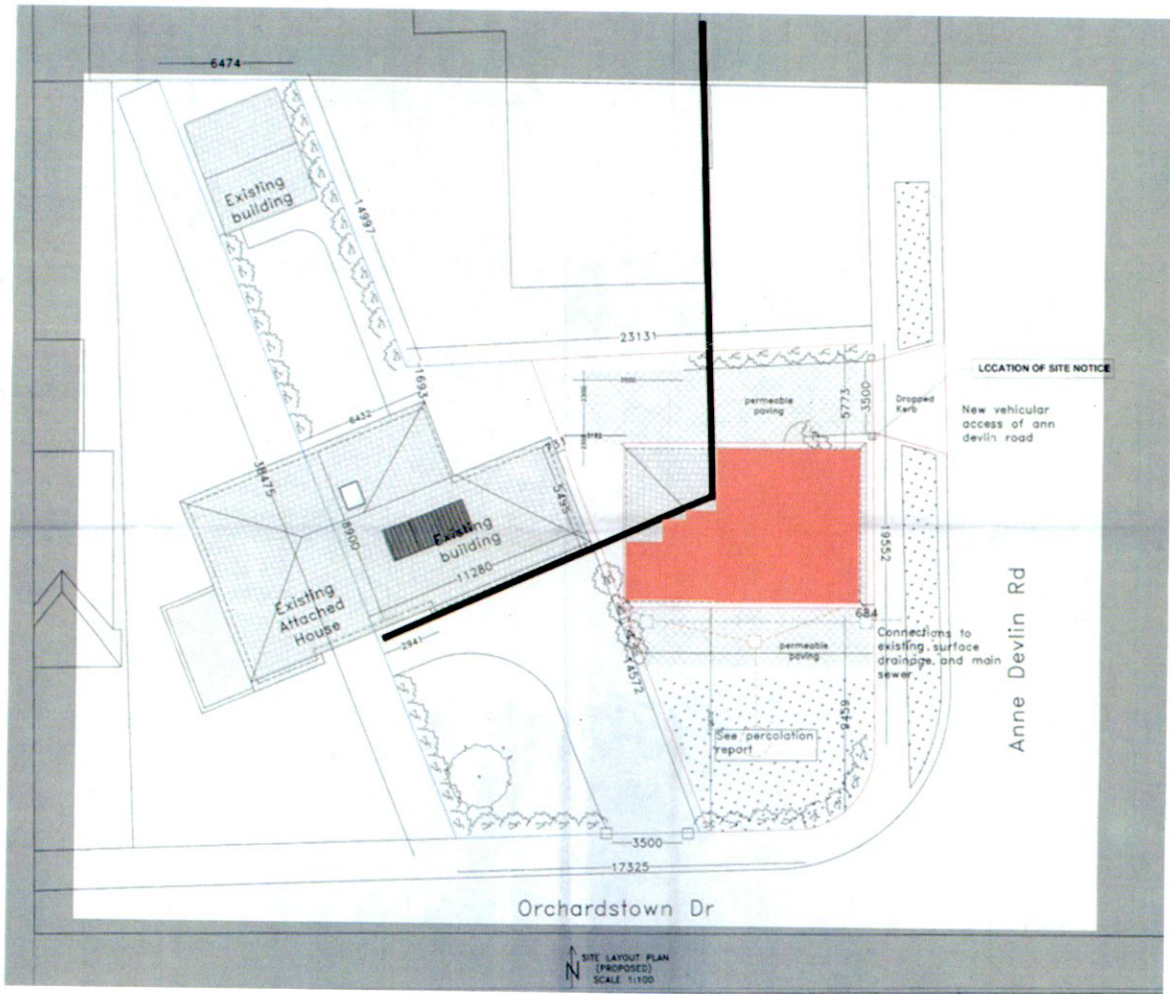
A screenshot from Google Maps illustrates no. 2 & 2a's proximity to the boundary wall and hedge.

The site layout drawings state that the existing building is less than 1.69m from the wall. The drawings exclude the established hedge which is 1000mm+ deep.



### Building line

The proposed new single story dwelling does not follow the building line of Orchardstown Drive or Anne Devlin Road. I estimate that 75%+ of the building's floor area, and 90%+ of its volume when roof line and attic space are included, would be beyond the building line of both roads. (Footprint of proposed dwelling

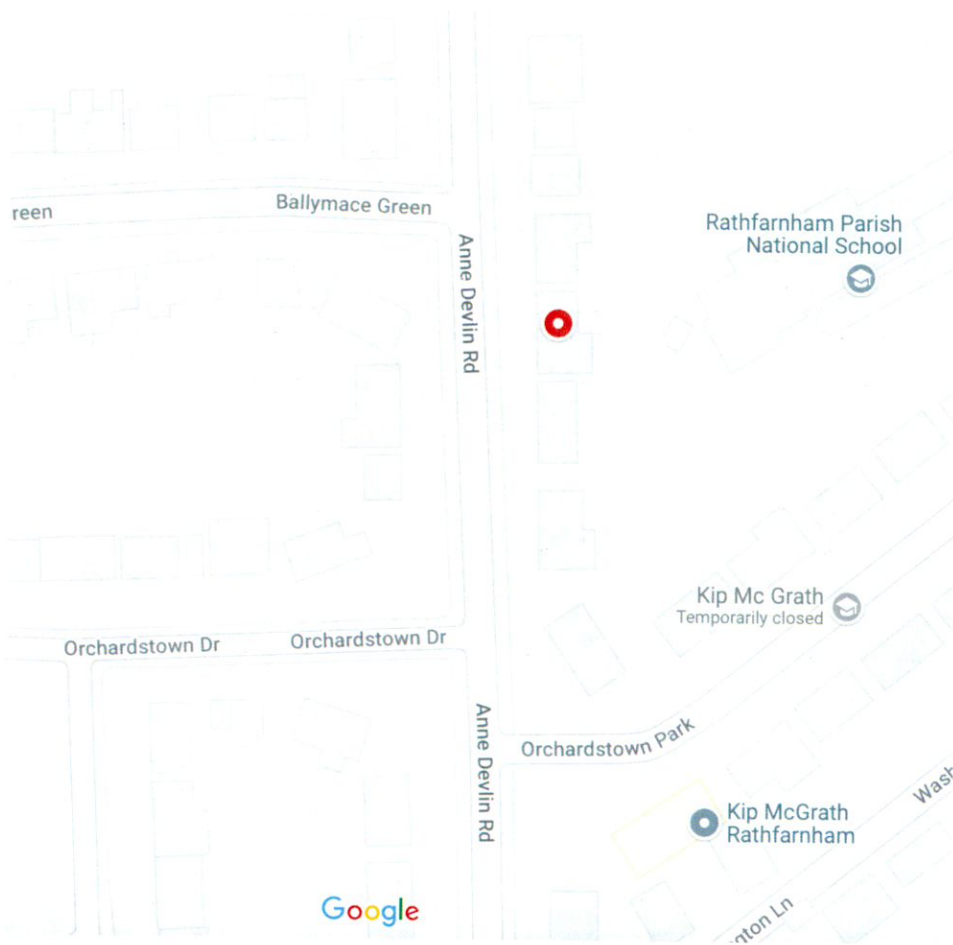


extending beyond the building line highlighted in pink below.)

The proposed main entrance is on the north side of the building, not following the established orientation at Orchardstown Drive (south facing) nor Anne Devlin Road (east facing). The application is for a site on Orchardstown Drive, yet the front door is accessed from Anne Devlin Road yet presents its east gable to the road.

The applicants covering letter argues that corner developments at nearby junctions have houses at different angles and different large extension designs. None of the existing extensions break the building line by such a margin. (See screenshot below for illustration).

No. 2 has already been extended. Although this application presents the building as one dwelling the extension was designed to function as a self contained unit as evidenced by the internal staircase at no. 2a. and has been used as such previously. The building could easily be subdivided in future. Hence there are



already two dwellings on this site.

**Visual impact**

Removing the wall, hedge and public tree to provide driveway access to a new development would open up a sightline from Anne Devlin Road to the backs of no.s 2 & 2a and the other homes along Orchardstown Drive. The backs of the houses were never designed to be viewed from the street and are an incoherent visual mix of extensions and attic conversions styled over decades.

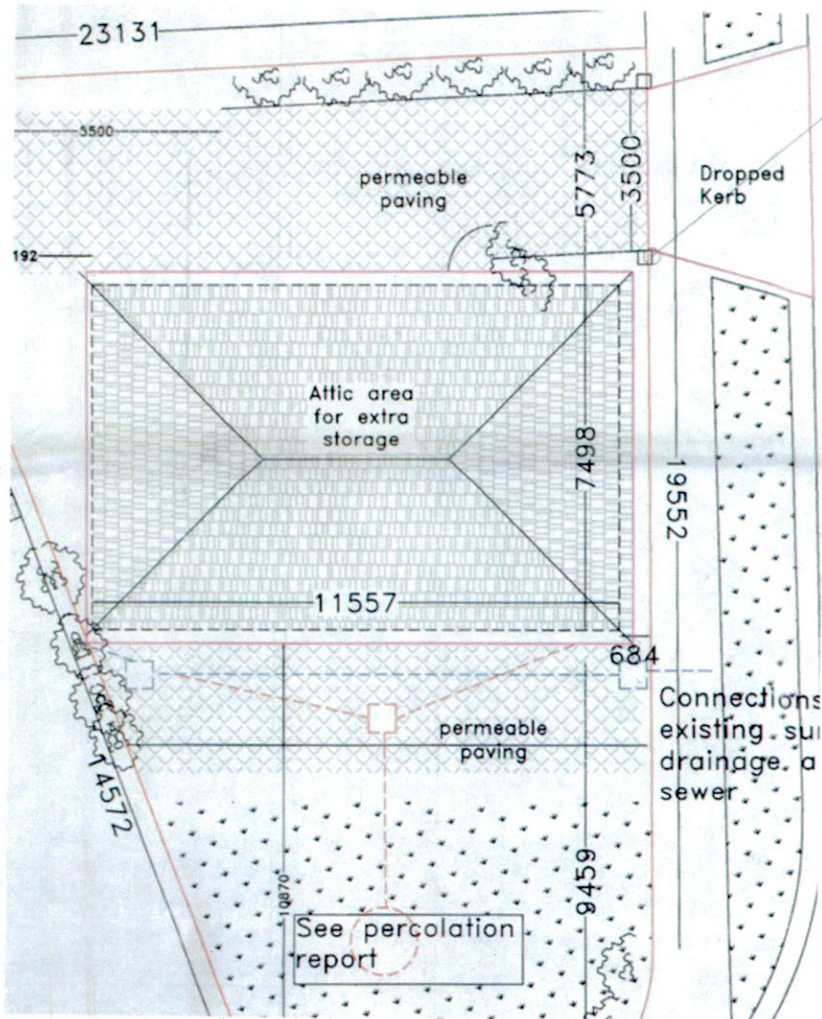
Irrespective of the height of the proposed building, the proximity of the east edge of the dwelling to the public footpath will have a major visual impact. In an area characterised by front gardens mainly laid to lawn with shrubbery and borders the visual impact of a 7.49m deep gable end positioned little more than two feet away from the boundary wall/public footpath would be significant.

The new sight lines opened up from Anne Devlin Road via the new access driveway would have a major impact on the character of the area, especially when approached from the north. It would not match the aesthetic or established streetscape vernacular of a residential suburb.

### Privacy

Potential residents' and members of the public's privacy is compromised by the proposed design. The east elevation is less than 700mm from the public footpath on Anne Devlin Road and includes a large picture window.

The covering letter argues that the established high boundary hedging provides for a very private area. However the site layouts submitted to the Council neglect to illustrate the hedging where the proposed dwelling is close to boundary walls. There is no space to build the dwelling without removing the hedge. And if the hedge did survive, it would be against the dwelling. The proposed design is not located behind the front building line and does not provide for adequate private amenity in contravention of Sections 12.7.7 and 12.6.8 of the CDP.

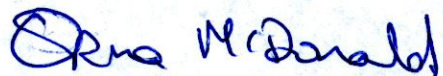


East elevation 684mm from boundary wall. Existing hedge inside the boundary wall and c. 1500mm deep.

In addition to the points raised above, I question the inclusion of a utility room measuring the same as a second bedroom and positioned away from the working area of the home. Could this be presented as a third bedroom to potential occupiers?

I believe this design is fundamentally flawed and should not be approved by the Council.

Yours sincerely

A handwritten signature in blue ink that reads "Orna McDonald". The signature is written in a cursive style with a large initial 'O'.

Orna McDonald

Executor etc...

On behalf of Deirdre Tighe, Chris Tighe, Ciaran Tighe and Maura Tighe

**Brian & Orna McDonald**  
23 Ballyroan Road,  
Templeogue,  
Dublin 16.

**Date:** 15-Nov-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0389  
**Development:** Construction of new detached single storey dwelling in the side garden with new vehicular access on to Ann Devlin Road; all associated site works and connection to public services.  
**Location:** Plot adjacent to, 2, Orchardstown Drive, Rathfarnham, Dublin 14, D14 W9N1  
**Applicant:** Marie & Brian Furey  
**Application Type:** Permission  
**Date Rec'd:** 12-Oct-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](http://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](http://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,

M. Furney  
for **Senior Planner**