

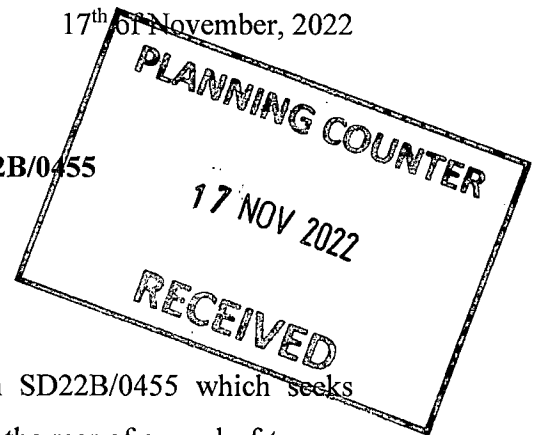
Ms. Diana Bukartaite & Mr. Audrius Skema
23 Gandon Avenue, Doddsborough,
Lucan, Co. Dublin, K78Y6T1
askema@gmail.com

To:
Senior Executive Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24



17th of November, 2022

Reference Planning Application No. SD22B/0455



Dear Sir/Madam,

We wish to make a submission on the planning application SD22B/0455 which seeks permission for the loft conversion and ground floor extension to the rear of an end-of-terrace house at 22 Gandon Avenue, Doddsborough, Lucan, Co. Dublin.

We enclose the prescribed statutory fee of €20.

We are the owners and occupiers of the property immediately adjoining the subject site to the east, and sharing a rear garden side boundary. While we are not against the proposed development in general, we wish to draw the planners' attention to the protection of our right to daylight that feeds habitable rooms in our house. The topography and density of the housing estate as well as the orientation of this terraced property leaves our rear gardens facing north with limited sunshine hours during the day, especially in the autumn and winter seasons, with the only opportunity to get more daylight in the afternoon from the west, where the proposed extension is going to be located.

We have number of serious concerns with certain aspects of the information provided in the application as the current height and placement of the structure will adversely impact the residential and visual amenity being enjoyed by us, as the occupants of the adjoining property. We note in particular that according to the submitted drawings for the proposed extension, its

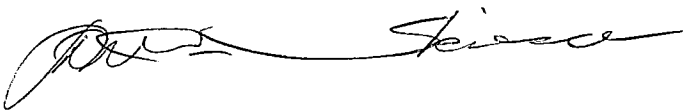
load bearing exterior wall facing east will be built directly on to the shared boundary line between two properties providing no reasonable access for the builders to install the proposed timber slat cladding which is designed to face our garden as noted in the material key on the same drawing with reference no. A301. We understand that in order to construct the proposed extension in accordance to the submitted documents and to reinstate the boundary fence after, builders will have to step on to our property which will affect our privacy.

Additionally, the flat roof fascia and soffit construction, facing boundary line, is not detailed enough in the submitted planning documents, and therefore may require clarification in order to avoid future disputes regarding the shared boundary for both parties.

While depreciation of the property value is not a planning consideration, it is worth noting that should the proposed development be granted in its current format, it is highly likely that the value of our property will decrease due to the impacts outlined in this submission, namely related to the limited daylight perception into the north facing garden and habitable rooms, substandard level of residential and visual amenity for the occupants of the adjoining property, as well as the altered boundary structure, which may raise future disputes on the divided ownership of the current boundary fence.

We hope that the planning department in SDCC will give a complete and proper consideration prior to granting the above planning permission, having regard to the prevailing Planning and Development Acts, and following the existing patterns of sustainable development in the area and particularly in our estate.

Kind regards,



Diana Bukartaite & Audrius Skema
MSCSI, MRICS

Diana Bukartaite & Andrius Skema
23 Gandon Avenue
Doddsborough
Lucan
Co. Dublin
K78 Y6T1

Date: 18-Nov-2022

Dear Sir/Madam,

Register Ref: SD22B/0455
Development: A loft conversion, ground floor rear extension, associated refurbishment works and rooflight additions to the existing end of terrace dwelling.
Location: 22, Gandon Avenue, Doddsborough, Lucan, Co. Dublin, K78 P9X0
Applicant: Swati Chatterjee
Application Type: Permission
Date Rec'd: 17-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.

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