

**LAND USE, PLANNING
& TRANSPORTATION DEPT.**

02 DEC 2022

FAO: Planning Department.

South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24.

Madeline Angulin.
99 St Maelruans Park.
Tallaght,
Dublin 24,
D24 E9CK.

01/12/2022

Re: Objection to planning application SD22B/0482

**Planning application reference: SD22B/0482: Mr Aidan Brown, 100 St Maelruans Park, Tallaght
Dublin 24.**

To whom it may concern,

I am writing to you to formally lodge an objection to the above proposed planning application at 100 St. Maelruans Park. I am the owner and sole occupant of 99 St. Maelruans Park and have a number of serious concerns regarding the proposed application which are outlined below:

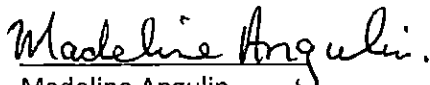
1. As per drawing 2024-04B, the proposed double height rear extension has four windows in the side elevation facing No. 99, two ground floor and two first floor windows. While the two ground floor windows will look onto the side of my rear kitchen extension, the first floor windows (study room and en-suite) will have direct line of sight in to the two first floor rear facing bedroom windows of No. 99 due to their close proximity to my property. The proposed study window is directly in line with the apex of my existing kitchen extension and mere meters from my own master bedroom which is the window closest to the proposed extension.
2. As per drawing 2024-04B, the two proposed first floor windows (study and en-suite) that will overlook No. 99 will also directly illuminate not only the first floor rear facing bedrooms of No. 99 but will also illuminate the kitchen/dining room of my property through a Velux style window which is located in the roof of the single story extension to the rear of the property (as seen in the enclosed photo).
3. Due to the orientation of the terrace of houses containing both No 99 and 100, the proposed double height rear extension will have a detrimental effect on the amount of natural light that the rear of No. 99 will receive. The path of the sun travelling from east to west and the terrace of houses having a south westerly facing rear elevation means that for the majority of the late morning and throughout the afternoon, the rear of No. 99 will be shaded, darkening both the master bedroom and the kitchen through the windows mentioned previously in point 2. During the winter months this will be further compounded due to the shorter hours of natural day light we receive, and, coupled with the proposed rear double height extension the rear of No. 99 is at risk of being in constant darkness and will have an impact on my overall annual domestic running costs of in terms of both light and heating.
4. There have been a number of end of terrace properties on St. Maelruans Park that have been granted planning permission that includes the construction of double height rear extensions such as numbers 101,104,109 and 112. All of these properties have their double height rear

extensions located on the gable end/end of terrace side of the premises (as shown in the enclosed marked up image). The proposed application is seeking to build their double height rear extensions on the inboard/mid terrace side of the property directly adjacent to No. 99 which is out of character, scale and pattern with the previous permissions granted for similar developments and as such will be obtrusive to my property as well as setting a negative precedence where an applicant can build a large and imposing extension "on top" of your adjoining mid terraced neighbour.

I have to be realistic in the fact that the proposed development will have a negative effect on my overall quality of life as well as the peaceful enjoyment that I garner from the home that I have lived in for the past 61 years as a young girl, mother and grandmother. I must also be mindful too of the very real probability that such a development built directly adjacent to the rear of my home will have a negative effect on the overall value of my home, which is my primary asset and security in my retirement.

I trust that you find the above points relevant to the application at hand and I hope that they will receive the council's full consideration.

Yours sincerely,


Madeline Angulin.

Ms. Madeline Augulin
99 St. Maelruan's Park
Tallaght
Dublin 24
D24 E9CK

Date: 02-Dec-2022

Dear Sir/Madam,

Register Ref: SD22B/0482
Development: 2 storey extension to side of dwelling and 2 storey extension to rear of dwelling. Single storey garage in rear garden. Internal alterations to be carried out.
Location: 100, Saint Maelruan's Park, Dublin 24
Applicant: Aidan Brown
Application Type: Permission
Date Rec'd: 03-Nov-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,

M. Crowley
for Senior Planner