

129,Ballyroan Road,
Templeogue,
Dublin 16.

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

15th December 2022

Re: Planning Application at 127,Ballyroan Road, Templeogue, Dublin 16.
Ref:SD22B/0496

Dear Sir/Madam,

I, Michael Colclough, write to submit observations in respect of the above planning application

I occupy and own the immediately adjacent and attached house/property, No. 129, in which I have lived for over 60 years. I have no objection to seeing the adjoining house being extended. However, I have concerns about the scale of the currently proposed extension on the following basis;

1. The proposed extension is out of scale and context with surrounding properties.
 - i. Surrounding properties on the same side of Ballyroan Road and some of those on the opposite side of the road , being semi-detached and all of similar nature and design ,have garages (some now converted) handed left and right.
 - ii. Some of these properties have previously permitted extensions which are simply run approximately 2/3 of the length of the elevation from the garage (adjoining the neighbouring garage) stopping well short of further adjoining neighbouring property boundaries within which living quarters are situated.
 - iii. The planning application purports to demonstrate by means of including a "Google -Street View" image that the proposed development will be similar to and in keeping with previously granted permissions throughout the area. This is not the case.
 - iv. By comparison the proposed works extend the full length of the elevation at a depth of 1.5m from the existing house to tight to the boundary with my property.
2. The proposed extension will have an adverse impact on my property.
 - i. It will create a 2.7m (to eave level) high wall at the boundary which will create shadows and negatively impact on the sunlight to my front living room and front garden.
 - ii. The impact of this is not accurately reflected in the planning application.
 - iii. No Sun Path Shadow analysis has been submitted as part of the planning application.

3. 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

In summary, whilst I have no objection to an extension at No. 127, I consider that the current application has had little regard to the impact on the adjoining properties. In my view the scale of what is proposed is out of context for a semi-detached house in this location and does not integrate with the surrounding properties.

I confirm the required fee has been paid to accompany this letter - please see the attached confirmation (Receipt No T4/0/726883).

Yours Sincerely

Michael Colclough

Michael Colclough
129, Ballyroan Road

Mr. Michael Colclough
129 Ballyroan Road
Templeogue
Dublin 16

Date: 16-Dec-2022

Dear Sir/Madam,

Register Ref: SD22B/0496
Development: Front Porch and single story ground floor extension 12m squared in total to front elevation of existing dwelling
Location: 127 Ballyroan Road, Rathfarnham, Dublin 16
Applicant: Jonathan Parsons
Application Type: Permission
Date Rec'd: 14-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.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