

Sean + Jennifer Manning

9 Moy Glas Avenue

Lucan

Co Dublin

20.12.22

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Planning Application - Submission / Observations / Concerns

Planning Application Ref: SD22B/0511
Applicant: Terence + Elisa Hynes
Proposed Development: Conversion of existing attic space comprising of modification of roof structure, raising of existing gable c/w window and dutch hip, new access stairs and flat roof dormer to the rear.
Location: 7 Moy Glas Avenue, Lucan, Co Dublin K78 A582

To whom it may concern,

We refer to the above planning application and wish to submit our concerns / objections regarding the current plans submitted.

1. Visual Imbalance

The location of the proposed roof conversion is at the main access intersection into the Moy Glas estate. Conversion of the roof exterior would provide a visual imbalance to the pair of Semi detached houses located within the block. Also please note our house is adjacent No 7 and we have a side dormer. If permission for a dutch hip was granted this would greatly affect the visual balance of the two houses never mind the whole row. This would make 3 different roof tops along the row, at least if a side dormer was granted it would not look too off balance.

(Photos attached)

2 Planning Permission – 9 Moy Glas Ave

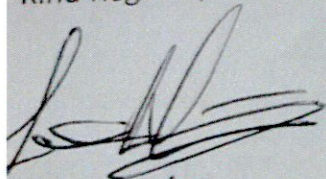
In 2018/2019 we applied for planning permission for same (SD18B/01110) as you can see (documents attached) Terence + Eliza Hynes objected to our application which in turn cost us time, money and space in our room. I find it absurd that they are now applying for PP for same when they had serious concerns and objections when we applied.

3 Site Notice

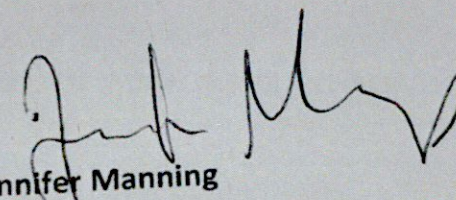
I also note, the date of erection of the site notice is down as 17th November 2022 but in fact the notice went up this evening the 26th November 2022.

On the basis of the above observations, we trust the above points relating to the proposed Planning Application will be taken into consideration prior to any decisions being reached on this application.

Kind Regards,



Sean Manning



Jennifer Manning





SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, Terence and Elisa Hynes

intend to apply for (tick as appropriate)

Permission

Retention permission

Outline permission

Permission consequent on the grant of outline permission (Reg. Ref.)

for development at this site

7 Moy Glas Avenue, Moy Glas

Lucan

Co. Dublin

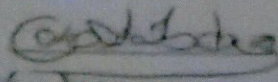
The development will consist / consists of

Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and dutch hip, new access stairs and flat roof dormer to the rear

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website - www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



(Name to be printed in appropriate)

(If Agent give address)

18 LARKFIELD AVE

LUCAN

CO DUBLIN

Date of erection of site notice:

17th November 2022

Terence Hynes & Elisa Hynes
7 Moy Glas Avenue
Lucan
Co Dublin



Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

16th April 2018

Planning Application –Submission/Observation/Concerns

Planning application reference: SD18B/0110

Applicant: Sean Manning

Proposed Development: (a) Existing hipped roof line altered to provide for attic conversion to include a Dormer window and Roof light to the rear roof
(b) Associated internal modifications and site work.

Location: 9, Moy Glas Avenue, Lucan, Co. Dublin

To whom it may concern,

We refer to the above planning application and wish to submit our concerns/objections regarding the current plans submitted.

1. Natural Light Impact to the rear of our property/area

(a) I refer to **Appendix 1**, as our property is directly adjacent to the proposed development area, the positioning of the houses are not directly beside each other. The staggered positioning of our houses means any roof shape altering of the adjacent house will impact on light /sunlight in our rear kitchen and patio area and also rear garden. At the moment any natural sunlight comes in over the hipped apex, should this be extended upward to accommodate the roof conversion we will lose this light in our kitchen/dining living space.

(Photo 1a., 1b. & 1c. Attached)

The addition of any dormer window will also be of concern for our garden area as it will overlook and possibly cause natural light disturbance. **(Photo 1d. attached)**

Because of the east aspect of our back garden it relies on any natural sunlight we get from midday on to the evening to dry up garden areas.

In the evening time our back garden will receive sunlight from just over the west elevation (just over the hipped roof) of number 9 Moy Glas Avenue, should the roof shape be extended this will cease.

(b) Also noted is the potential loss of light through the main bathroom and landing area windows upstairs, from mid afternoon through to early evening at present with the hipped roof we get ample amount of natural light to these areas. The addition of roof height will obliterate any sunshine/light from reaching said windows due to the close proximity of the dwellings. (Photo 1e.&1f. attached)

2. Visual Imbalance

The location of the proposed roof conversion is at a main access intersection into the Moy Glas estate. Conversion of the roof exterior would provide a visual imbalance to the pair of Semi detached houses located within the whole block.

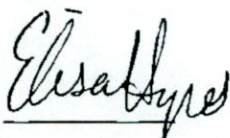
Our main concern is the impact it will have on how we will use our back garden and any obvious light implications inside our living space the roof extension from the original hipped shape might have and the addition of a dormer window, due to the close proximity of the dwellings. We also have the side of a neighbouring dwelling directly at the end of our garden which impacts on light entering from this direction into our garden so we value greatly all natural light sources we have at present. (photo 1d. roof of said dwelling can be seen)

On the basis of the above observations, we trust our concerns relating to the proposed roof extension will be taken into consideration prior to any decisions being reached on this application.

Kind regards,



Terence Hynes



Elisa Hynes

Photo 1a. Kitchen/Dining through patio area taken 23/3/18 at approx 12.30pm

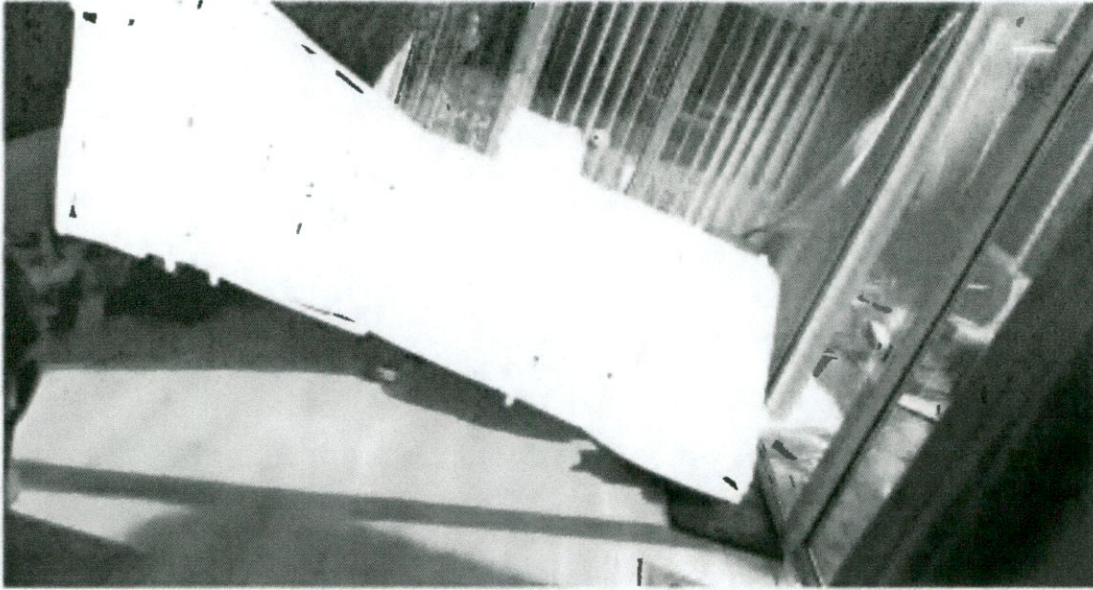


Photo 1b. Patio door area where light currents comes in taken 23/3/18 at approx 1.30pm



Photo 1c. Sunlight over current hipped roof into kitchen /dining area taken 23/3/18 approx 1pm



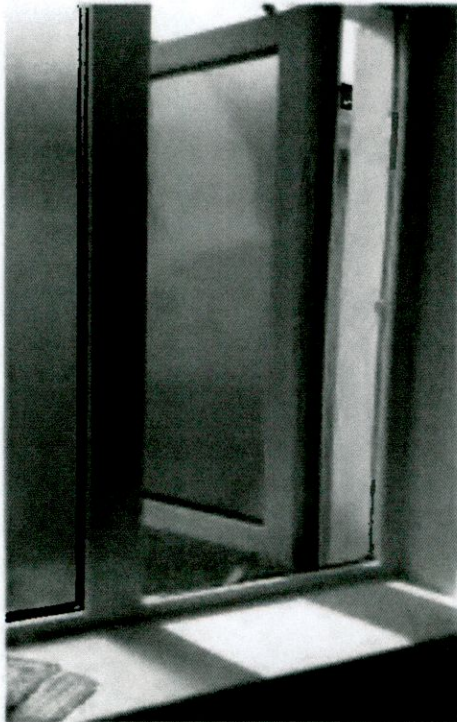
Photo 1d. Garden light/ sunshine over hipped roof taken 23/3/18 at approx 1pm



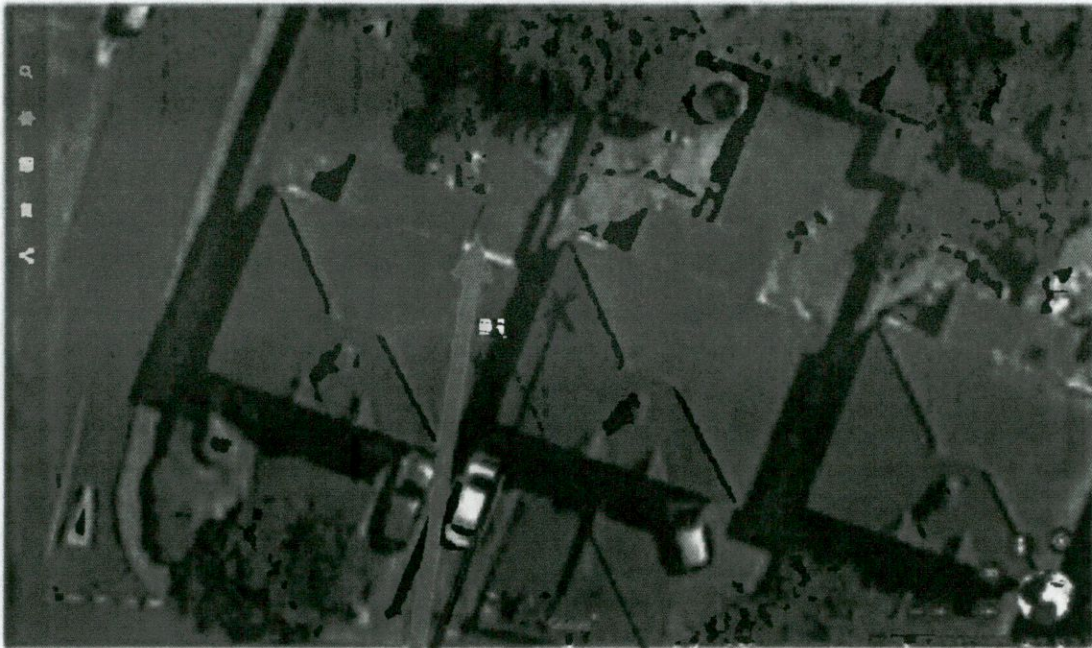
PHOTO 1E. LANDING AREA UPSTAIRS SUNLIGHT OVER EXISTING HIPPED ROOF.



Photo 1f. Light through landing window upstairs over current hipped roof



Appendix 1



Proposed roof conversion site

Patio doors impacted by roof extension

Upstairs landing and bathroom windows also impacted

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 414 9000 Fax: 01 414 9104

Email: planning.dept@sdublincoco.ie

Terence Hynes & Elisa Hynes
7 Moy Glas Avenue
Lucan
Dublin

Date: 20-Apr-2018

Dear Sir/Madam.

Register Ref: SD18B/0110
Development: (a) Existing hipped roofline altered to provide for attic conversion to include a dormer window and roof light to rear roof; (b) associated internal modifications & site work.
Location: 9, Moy Glas Avenue, Lucan, Co. Dublin
Applicant: Sean Manning
Application Type: Permission
Date Rec'd: 23-Mar-2018

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 content of a planning application.

Yours faithfully,

Mary Crowley
for **Senior Planner**

Michelle Furney

From: Jennifer Dunne <jendun2000@gmail.com>
Sent: Sunday 1 January 2023 19:33
To: LUPT - Planning Submissions
Subject: PP Objection - SD22B/0511 - 7 Moy Glas Ave, Lucan
Attachments: Submission-6042505.pdf; 20221126_182522.jpg; Pic1.PNG; Pic2.PNG; Objection Letter Signed1.jpg; Objection Letter Signed2.jpg

You don't often get email from jendun2000@gmail.com. [Learn why this is important](#)

CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom It May Concern

Please find attached our planning permission objection to SD22B/0511 - 7 Moy Glas Ave, Lucan.

I have attached a copy of the signed objection letter. I have also attached 2 photos, a copy of the objection that Terence + Elisa Hynes put in against our application and a copy of the site notice.

Please confirm receipt of this email and if all documents cover what is required for an objection.

How do I make the payment of €20. Do I have to wait until I get a reference number or can I phone up and make payment over the phone?

Kind Regards
Jennifer Manning

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

Jennifer & Sean Manning
9, Moy Glass Ave
Lucan
Co. Dublin
K78 AF34

Date: 05-Jan-2023

Dear Sir/Madam,

Register Ref: SD22B/0511
Development: Conversion of Existing Attic Space comprising of modification of existing roof Structure, Raising of existing gable c/w window and Dutch hip new access stairs and a flat roof dormer to the rear
Location: 7, Moy Glas Avenue, Lucan, Dublin
Applicant: Terence and Elisa Hynes
Application Type: Permission
Date Rec'd: 28-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.

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Yours faithfully,

M. Furney
for **Senior Planner**