

8th January 2023

To: South Dublin County Council Planning Department

Ruth O'Sullivan & Gordon Chivers
4 Aranleigh Court
Rathfarnham
Dublin 14

**Re Planning reference SD22B/0514
Retention Application – 5 Aranleigh Gardens, Rathfarnham, Dublin 14**

We wish to make the following observations with regard to the above referenced Retention Application

1. The scale of the building to the rear of the garden is overbearing, having regard to the adjacent properties
2. The building also appears to be elevated above the ground which exacerbates its overbearing presentation. On enquiry to the occupier of No 5 on Saturday 5th November 2022 Ruth was informed that the foundations had to be raised to accommodate pipes.
3. The proposed use could have been accommodated in a smaller building within the area permitted as Exempted Development. On enquiry to the builder on Saturday 5th November 2022 at the construction state Ruth was informed they were building a house (see picture below of stage of construction when enquiry was made)
4. Noting that the building is fully serviced with power and plumbing, there is a significant risk given the scale and layout of the building that it will be used for residential occupation now or in the future
5. The roof in particular appears to be of a more significant pitch and height than is shown on the drawings and this now significantly blocks the available sunlight in the adjoining properties, in particular the rear garden of number 7 Aranleigh Gardens (to the N/E).
6. There are windows on each side of the building at the property boundaries which overlook the adjoining gardens in particular those at numbers 3 and 7 Aranleigh Gardens
7. Granting Planning Permission, via Retention, for such developments, after they are constructed, will set an undesirable precedent for future similar developments in the area.

Pictures below x 3 below



