

9th January 2023

To: South Dublin County Council Planning Department

Rachel and Eamon O'Connor
2 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 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) This impact could have been mitigated by the use of a flat roof
3. The building also appears to be elevated above the ground which exacerbates its overbearing presentation. This could also have been avoided
4. 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
5. The proposed use could have been accommodated in a smaller building within the area permitted as Exempted Development
6. 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
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

Submitted by email as portal down

Receipt for €20 fee included – ref number T4/0/728242

Eamon and Rachel O'Connor

Rachel & Eamon O'Connor
2 Aranleigh Court
Rathfarnham
Dublin 14

Date: 13-Jan-2023

Dear Sir/Madam,

Register Ref: SD22B/0514
Development: Retention for single storey detached home office / gym to rear garden with associated ancillary works.
Location: 5 Aranleigh Gardens, Dublin 14
Applicant: John Curran
Application Type: Retention
Date Rec'd: 01-Dec-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