

83 Hillcrest Close
Lucan
Co Dublin
24/01/2023

To: Planning Department,
South Dublin County Council,
Town Centre
Tallaght,
Dublin 24.

Re: Application SD22A/0458

Objection. The proposed development at 44A Dodsborough will cause a light reduction to the rear of 83 Hillcrest Close.

From the end of September to the start of November and again from the start of February till the middle of March the proposed house at 44A will cast shadow during the afternoon and evening covering the windows of the kitchen, living room, bathroom and bedroom. This is due to the overall height and gable end orientation of the proposed house

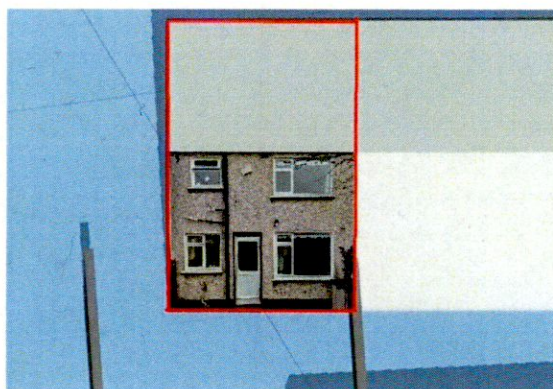
The South Dublin County Council Development Plan. Appendix 10 South Dublin County's Building Height and Density Guide State the following Section 2.4 Planning Policy Requirements. 3. At the scale of the Site / Building: The form, massing and height of proposed developments should be carefully modulated so as to 'maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light'. The proposed development at 44A does not attempt to follow this recommendation.

A very similar house was built at No1 Dodsboro Road Lucan which is located at the end of the row of houses where planning permission is being sought. This house at No1 Dodsboro Road has a planning roof line height of 8940mm. My observations the house at No1 Dodsboro road is considerably higher than those houses around it, however because of its location in relation to other properties around it, it casts no shadows on windows of residential properties.

The proposed development at 44A has a roof line of 9230mm and due to its gable end orientation and positioning it will cause shadows and light loss on surrounding properties including 83 Hillcrest Close.

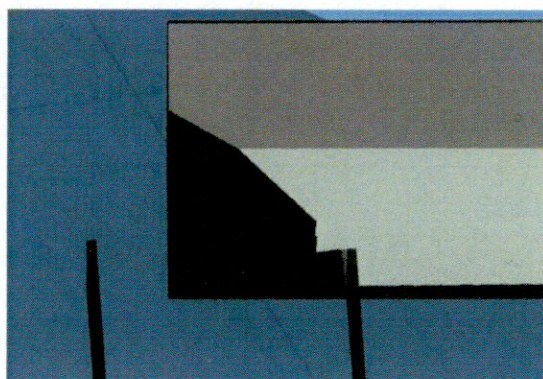
Detailed below are examples of how the shadow at various at dates/time that would appear on the rear of 83 Hillcrest Close due to proposed house at 44A Dodsborough. The shadow on the garden of 83 Hillcrest is not detailed.

Image show Rear and Roof model of 83 Hillcrest Close with image of Windows/door superimposed. Image also shows model of neighbour property 85 Hillcrest Close.



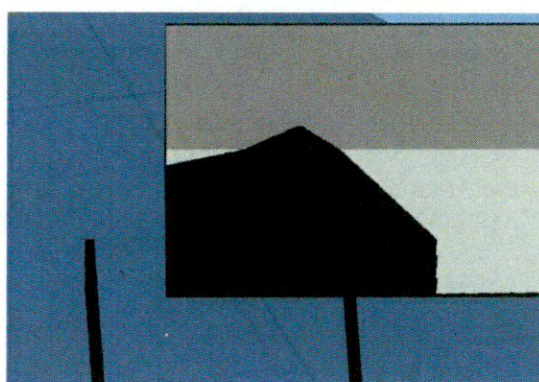
Model and Shadow Cast on 83 Hillcrest by Proposed House @ February 14th 16:50 UTC

(Sunset 17:34 UTC)



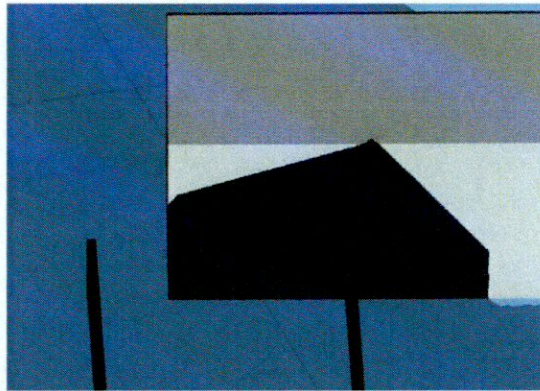
Model and Shadow Cast on 83 Hillcrest by Proposed House @ February 28th 17:05 UTC

(Sunset 18:01 UTC)



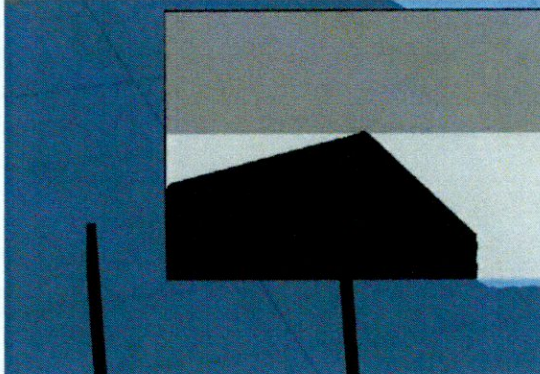
Model and Shadow Cast on
83 Hillcrest by Proposed
House @
March 7th 17:10 UTC

(Sunset 18:14 UTC)



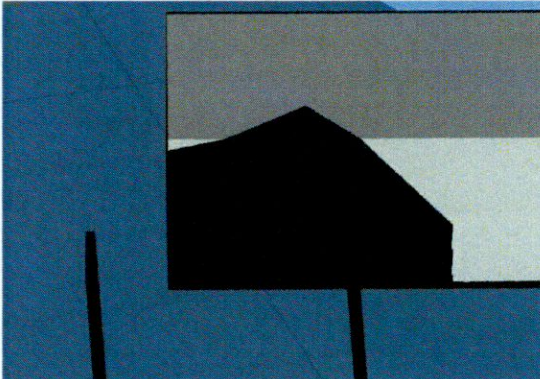
Model and Shadow Cast
on 83 Hillcrest by Proposed
House @
October 7th 16:10 UTC

(Sunset 17:50 UTC)



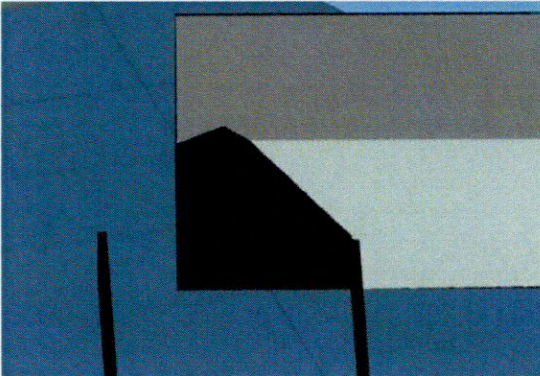
Model and Shadow Cast
on 83 Hillcrest by Proposed
House @
October 14th 16:40 UTC

(Sunset 17:33 UTC)



Model and Shadow Cast on
83 Hillcrest by
Proposed House
@October 21st 16:20 UTC

(Sunset 17:17 UTC)



The time/dates when the shadow is first cast on the rear windows of 83 Hillcrest are detailed below.

Date	Shadow Start (UTC)
SEP 25th	16:25
OCT 1st	16:15
OCT 7th	16:10
OCT 14th	16:00
OCT 21st	15:55
OCT 28th	15:55
NOV 3rd	16:00
FEB 7th	16:35
FEB 14th	16:30
FEB 21st	16:30
FEB 28th	16:30
MAR 7th	16:30
MAR 14th	16:30

Regards,
Martin McNamara

83 Hillcrest Close
Lucan

Martin McNamara
83 Hillcrest Close
Lucan
K78AY70

Date: 25-Jan-2023

Dear Sir/Madam,

Register Ref: SD22A/0458
Development: Two storey detached four bedroom house with bedroom in the attic space to side of existing semi-detached house with connection into existing main foul sewer and upgrading of existing entrance to a combined entrance / driveway to access the proposed house and all associated site development works.
Location: 44A, Dodsborough Road & Meadowview Grove, Lucan, Co. Dublin
Applicant: Joseph & Anne Maher
Application Type: Permission
Date Rec'd: 12-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. Furney
for **Senior Planner**

