

**SOUTH DUBLIN COUNTY COUNCIL**

**SITE NOTICE**

F. O'Scáin Haughton  
intend to apply for

**Permission**

For development at this site  
56 Dodder Rd Lower, Rathfarnham, Dublin 14, D14 YW98

The development will consist of:

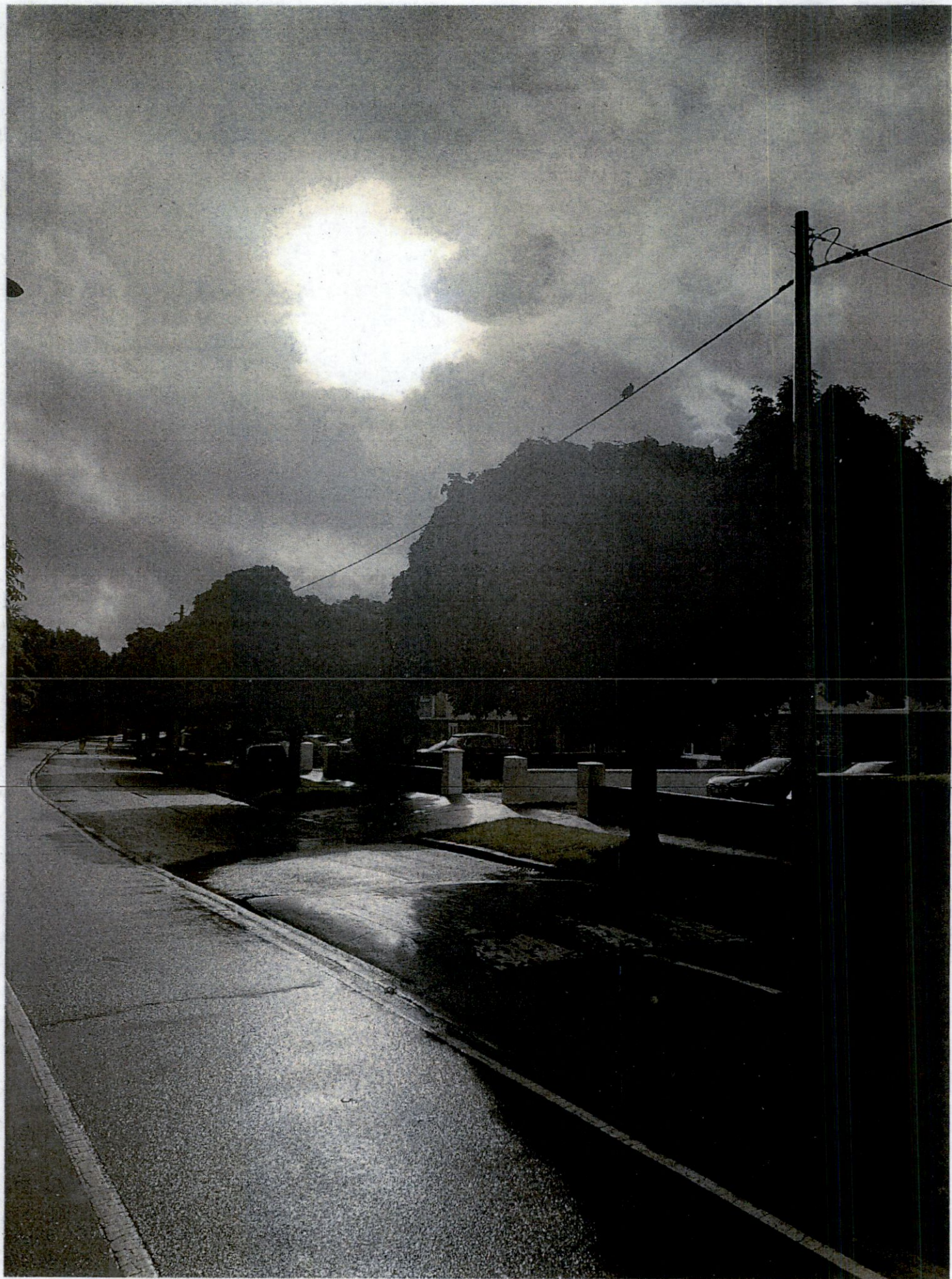
Single story extension to the front with 2 roof windows. 2 story first floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. widening of front vehicular access. Raised fencing and gate to the front and side of front garden. Two dormer windows to the rear one dormer window to the front roof area. 1 velux window to the front roof area. Conversion of garage to living area.

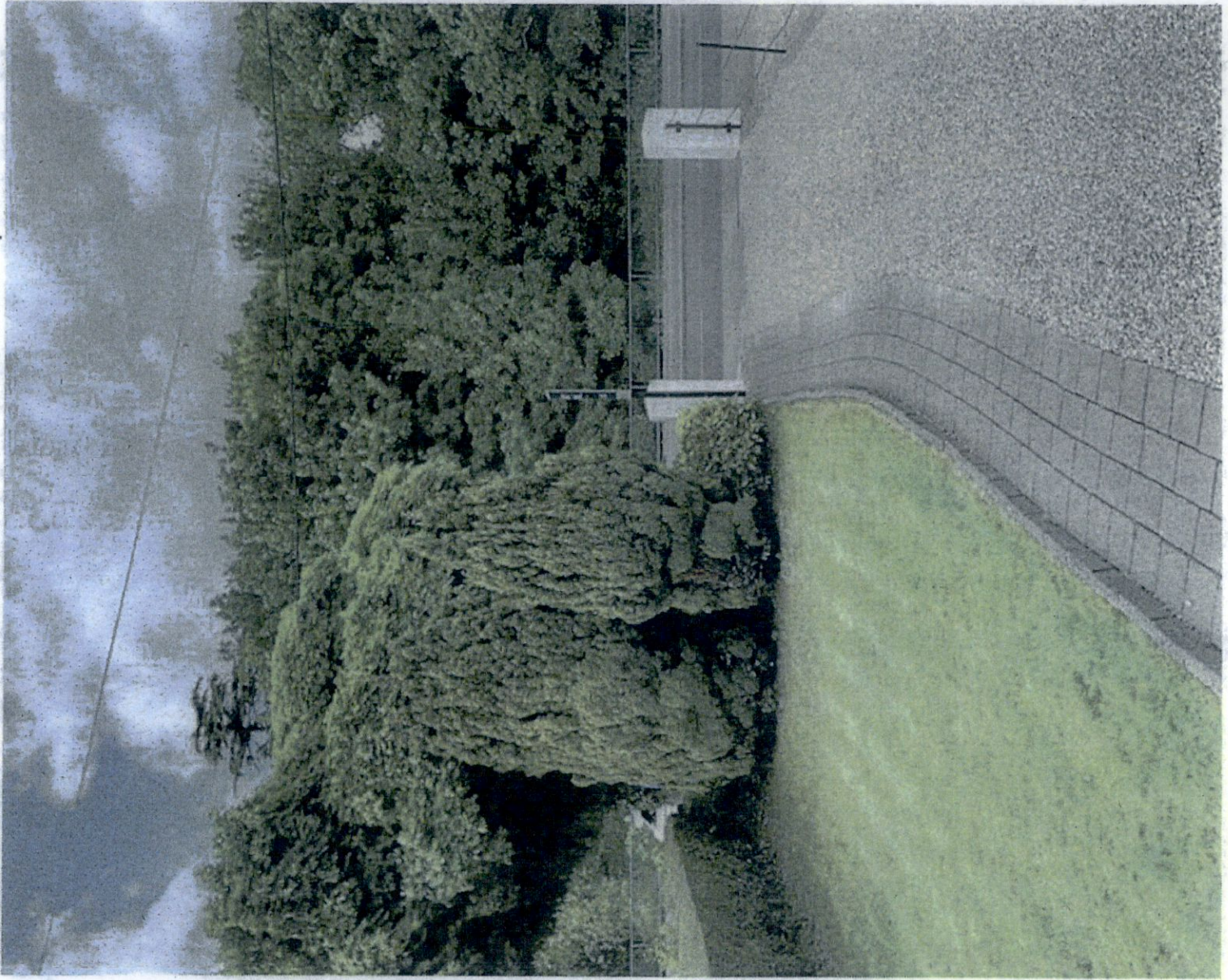
The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9.00am to 4.00pm, and may also be viewed on the Council's website - [www.sdcc.ie](http://www.sdcc.ie)

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: Liam Baker  
A sign  
19 Arna Leigh Craven, Rathfarnham, Dublin 14

Date of erection of site notice 11 August 2022





Amhairgín Lee  
55, Dodder Road Lower  
Dublin 14

Date: 15-Sep-2022

Dear Sir/Madam,

**Register Ref:** SD22B/0365  
**Development:** Single storey extension to front with 2 roof windows. 2 storey first floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. 2 dormer windows to the rear and 1 dormer to the front roof area. 1 velux window to the front roof area. Conversion of garage to living area.  
**Location:** 56, Dodder Road Lower, Dublin 14  
**Applicant:** Ossie Houghton  
**Application Type:** Permission  
**Date Rec'd:** 12-Aug-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](http://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](http://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.

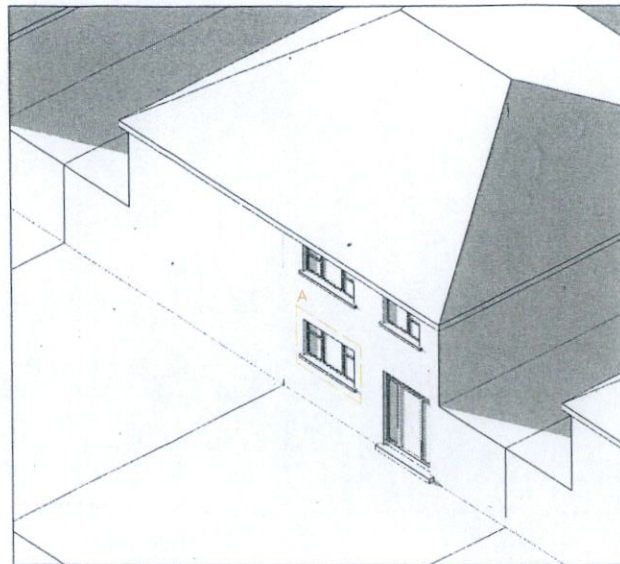
# Overshadowing

The assessment of the proposed development was prepared using the methodology's set out in the British Standard: Lighting for Buildings – Part 2: Code for Practice for Daylighting, BRE 209, 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', Third Edition 2022, by P. J. Littlefair.

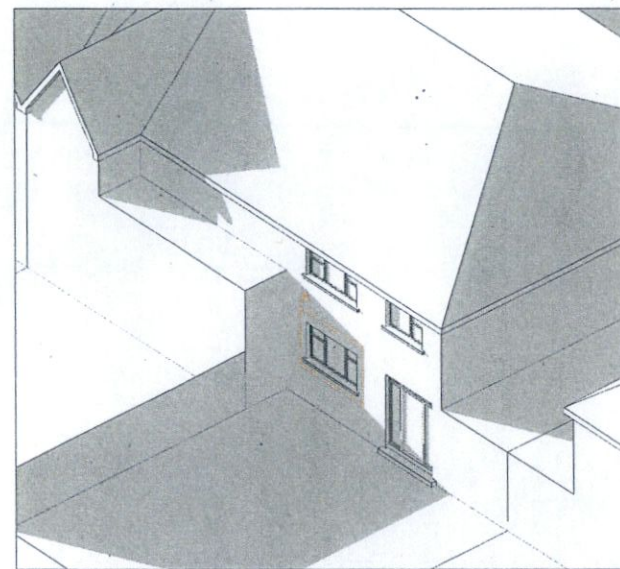
From the data and analysis gathered in our study of the 'Annual Probable Sunlight Hours' (APSH) and the overshadowing images on the left, it's clear that the proposed extension to no. 56 materially impacts the neighbours sunlight hours.

Section 2.2 Figure 17 states "A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation" of the new development." The centre of window 'A' below lies within the 45° angle of the proposed development to no. 56.

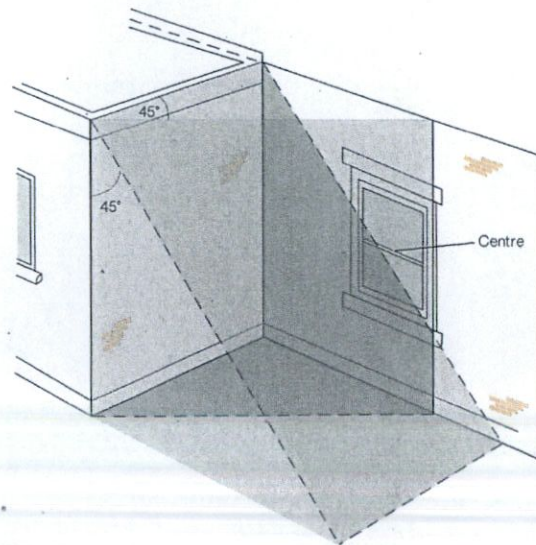
The study below is based on the loss of Annual Probable Sunlight Hours (APSH) if the proposed development was to be implemented. the study shows that 'A' would lose 81.5% of its APSH.



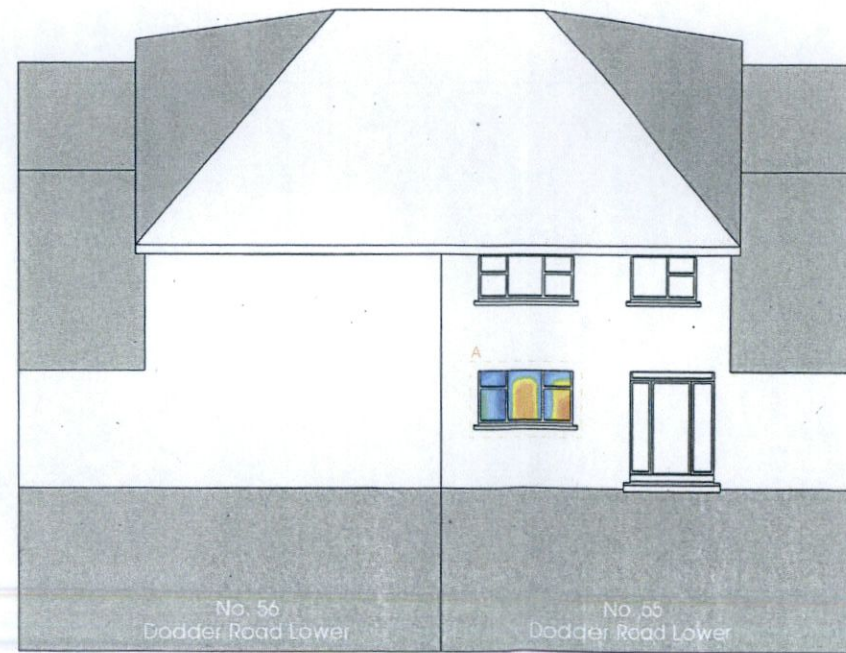
Existing Condition



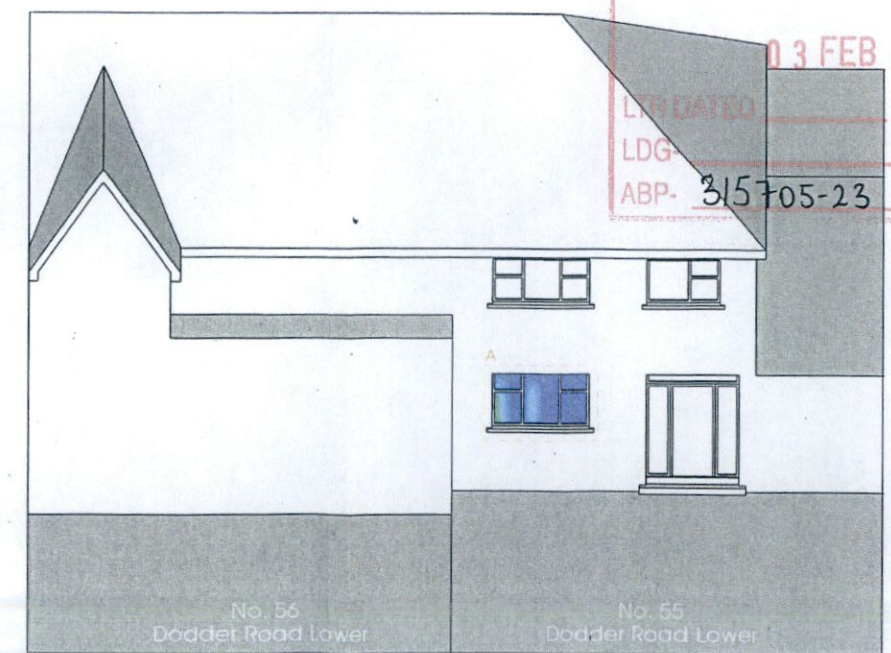
Proposed Development



Percentage of Annual Probable Sunlight Hours achieved throughout year (of 100%)	Average %	Average hours	0.0%	0.5%	1.0%	1.6%	2.1%	2.6%	3.2%	3.7%	4.2%	4.8%
Existing	2.37%	30.56	24.52%	0.0%	21.95%	2.16%	6.43%	0.0%	9.08%	6.69%	24.94%	4.24%
Proposed	0.44%	5.61	44.38%	37.92%	2.31%	6.77%	6.43%	0.0%	0.0%	0.0%	0.0%	0.0%
Percentage Difference	-81.4%	-81.6%	+65%		89.5%	-214.4%	0%	0.0%	100%	100%	100%	100%



Existing Condition



Proposed Development

AN BORD PLEANÁLA  
 03 FEB 2023  
 LINDATED FROM appealan  
 LDG  
 ABP- 315705-23

## THIRD PARTY APPEAL - SERIES 100

THIRD PARTY APPEAL FOR AMHAIRGIN LEE AT NO. 55 DODDER ROAD LOWER AGAINST PA REF. NO. SD22B/0365 (NO. 56 DODDER ROAD LOWER)		FOR APPEAL	ailtir (odacht)	allister coyne (mrial)	100
scale	m				
notes	a	19.01.2023 For Appeal	Checked by	ajc	
	b				
	c				
	d				
			30 Mountjoy Square, Dublin 1.	2301	title: Overshadowing Study
					scale: N.T.S.
					p.date: 19.01.2023
					drawn: cd

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS. ALL RIGHTS RESERVED.

