Yan Bourke and Eileen Deegan
77 Chancery Street
Dublin 7

29th December 2020

The Dublin City Planning Officer
Civic Offices, Wood Quay,
Dublin 8, D08 RF3F

Observation regarding Planning Application WEB1846/20, 52, Arran Street East, Smithfield, Dublin 7

Dear Madam/Sir,

We write to request that this Planning Application is refused. We are not opposed in principle to development at 52 Arran Street East but the scale and invasive nature of this proposed development is inappropriate. We understand that this building will not be the primary residence of the Applicant. We wish to make the following observations.

1. The proposed development would significantly overlook and overshadow our home at 77 Chancery Street as well as our neighbours' homes

2. The proposed development will reduce the private open space from approximately 18 sq. m. to around 7.5 sq. m.

3. The proposed 'Bed 2' window at first floor level will be located approximately 9 metres away from our own rear bedroom at first floor level and overlooks our bedroom and will adversely impact on our privacy.

4. The proposed 'Store' window at second floor level will adversely impact on our privacy.

5. The form and bulk of the proposed development would serious reduce the sunlight and daylight to the rear of our dwelling.

Should the Planning Authority be disposed to grant Planning Permission we ask that the following Planning Conditions be imposed.

1. The Third floor attic room shall not be used as a bedroom.

2. The rear window at second floor level shall exclude direct views towards our bedroom windows..

We have paid the €20 fee online and request acknowledgement of this Observation

Sincerely,

Yan Bourke and Eileen Deegan