

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-003953
ACP- _____
06 AUG 2026
Fee: € 220 Type: CARD
Time: 14:19 By: NAN

Marian Ryan
Granabawn
5 Eglinton Terrace
Dundrum, Dublin 14
D14 V6W9

By Hand to An Coimisiún Pleanála

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

5 August 2026

Re: Third Party Appeal against the decision of Dún Laoghaire-Rathdown County Council to grant permission

Planning Register Reference: D26B/0004/WEB

Development: Refurbishment of existing house, single storey extension to the side along North boundary (partially flat, partially hipped/pitched roof), 2-storey porch and new staircase, new front carpark layout with replacement storage shed, and associated site works

Location: Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin 14, D14K510

Applicants: Jan and Andrew O'Loughlin

Decision: Grant Permission, by Order dated 10 July 2026

A Chara,

I wish to appeal the decision of Dún Laoghaire-Rathdown County Council, made by Order dated 10 July 2026, to grant permission for the above development. I enclose:

- The statutory third party appeal fee of €220.00.
- The Planning Authority's acknowledgement of my Observations dated 7 February 2026.
- A copy of my Observations submitted to the Planning Authority on 7 February 2026, including the accompanying photographs and marked-up drawings, which I ask the Commission to take fully into account in determining this appeal.

I am the owner and long-standing resident of Granabawn, 5 Eglinton Terrace, Dundrum, where I have lived since the property was built in the 1960s. My property adjoins the Applicants' site directly along its northern boundary.

This appeal is supplemental to, and should be read together with, my Observations of 7 February 2026, which I ask to be treated as forming part of this appeal submission. For ease of reference I use the same numbering of the various elements of the proposal that I adopted in those Observations:

- Extension 1 – refurbishment of the existing house, the 2-storey porch and new staircase (no objection in principle).
- Extension 2 – the first floor extension at the north-west corner of the building, abutting my garage.

- Extension 3 – the single storey extension to the side along the North boundary, partially flat roof and partially pitched roof.
- Extension 4 – the first floor mezzanine link between the two existing sections of the dwelling (no objection).

Each of the above, and the location of my house, Granabawn, is annotated/labelled on page 14 (of my Observations of 7 February 2026) and other pages therein.

Preliminary Point – De Novo Determination

I respectfully note that An Coimisiún Pleanála is required to determine this application afresh and on its own merits, as if the application had been made to it in the first instance (Section 37(1)(b) of the Planning and Development Act 2000, as amended), and is not bound by the reasoning or recommendation of the Planning Authority. I ask that each of the grounds set out below be considered accordingly, on its own merits, notwithstanding the Council's decision to grant permission.

Grounds of Appeal

1. Procedural Fairness – Material Change Introduced at Further Information Stage

The original application showed two existing sheds in the front garden, but their planning status was not clear from the application material. The Applicant's response to the Council's Further Information request included a revised drawing (RFI-2005) that incorporated an unsolicited change i.e. replacing the proposed two flat-roofed sheds with a single consolidated shed of 14 sq.m. This proposed a new shed with a pitched roof in place of the flat roof (also described in the Further Information cover letter) with an apex height of up to c. 3.84m, (approximately 2.37m above the existing boundary wall - for comparison, please note that the existing shed appears to be approximately 1.50m above the existing wall. I consider the replacement shed to be a materially larger, taller and more prominent structure, sited close to my boundary and to the entrance of my home. I submit that permission for the shed should be refused as it was not part of the original application and that such changes are not permissible in the response to the Further Information request. In the alternative permission for the shed should be refused due to its location, scale, height and roof form.

A change in scale, height and roof form has been introduced at Further Information stage. As I was not consulted, and as no revised site notice appears to have erected, I did not have an opportunity to comment on this aspect before the Council's decision of 10 July 2026. I respectfully ask the Commission to consider whether, in the interests of fair procedures, this change should have been re-advertised, and to have regard to the substantive concerns regarding the shed as now proposed at Ground 8 below.

2. Levels and Boundary Accuracy Matters

No existing or proposed levels to Ordnance Survey datum have been provided at any stage of this application. This leaves significant ambiguity as to the full extent and impact of the proposed development on my house and property, and makes it difficult to properly assess the height and overbearing impact of Extension 3, addressed at Ground 3 below, and likewise any changes in ground levels indicated by, or consequential to, the proposed development.

Separately, the boundary wall along the North boundary was built by my late father in the 1960s and, to the best of my knowledge, stands entirely within the curtilage of Granabawn. The application drawings appear to show the site's red-line boundary running along the centre line of that wall, rather than along what I understand to be its true position on the wall's southern, Eglinton Cottage-facing, face.

I raised both of these points clearly in my Observations of 7 February 2026. Neither is addressed, corrected, or confirmed as resolved anywhere in the Further Information Response nor in the Planner's Report's subsequent assessment of the Further Information. They remain unresolved drawing accuracy issues, and together they affect the reliability of the stated site area and of the setback, separation and height distances relied upon elsewhere in the Report. I ask the Commission to take account of this in its assessment.

3. Extension 3: Overbearing Impact, Excessive Height and Disproportionate Glazing

Extension 3 runs approximately 10.2m along our shared boundary, with a separation distance of only c. 2.337m from Granabawn. It comprises a flat-roofed section rising to c. 3.095m at the eaves and a pitched section rising to c. 5.65m at the apex (effectively equal in height to a two storey structure).

This extension sits directly opposite four large windows on the south-facing gable of my house – serving my kitchen, my living/dining room, and two first-floor bedrooms – that have enjoyed uninterrupted daylight and an open outlook since the 1960s.

The Applicants' justification is unsubstantiated and inconsistent

In their architect's letter of 9 June 2026 responding to the Further Information request, the Applicants address this concern at Item 3(b). In my view, the response does not provide sufficient evidential support for rejecting my observations or for moving away from the Planning Authority's request that the roof pitch height be reduced. The response seeks to justify the proposed height of the extension and the extent of glazing proposed, particularly to the east-facing elevation. I submit that this justification should not be accepted by the Commission without further assessment.

The Planner's Report records that the Planning Authority itself initially raised concerns regarding the height, mass and bulk of the pitched roof section, and its potential "tunnelling effect" on neighbouring amenity. That concern appears to have been set aside on the basis of the Applicants' statement that a lower or flatter roof would leave the extended accommodation "too dark" – a conclusion I dispute for the reasons set out (see below.) No independent daylight or sunlight assessment was requested by the Planning Authority or submitted by the Applicants at any stage of this application, and I submit that a development of this height and proximity to my long established habitable room windows should not be permitted.

The Applicants' response is also internally inconsistent. The Further Information response letter states that the half-pitched roof "incorporates glazed roof elements intended to improve daylight penetration", yet no such glazed roof elements appear on the proposed pitched roof or in the development description – only two rooflights are shown, in the flat-roofed section above the Kitchen and Living Room. The response letter and development description also refer to a pitched roof with a "hipped end", yet the drawings show only gable ends. I ask the Commission to have regard to these inconsistencies in assessing the reliability of the Applicants' justification.

Disproportionate glazing

I understand that the glazing proposed for the Kitchen and Living Room (floor area 43 sq.m.) totals approximately 25 sq.m. of windows, doors and rooflights – approximately 58% of the internal floor area. This is substantially above the Building Regulations minimum of 10% for a habitable room, and above what I understand would ordinarily be required to provide good daylight (20–30% would be regarded as generous). The large east-facing window alone accounts for c. 4.4 sq.m. and could, in my view, be reduced or omitted without any significant loss of daylight amenity to the room itself.

Excessive height and the absence of a section drawing for the most substantial extension (nr3)

The height of this extension is excessive. Existing ground floor ceiling heights in Section A-A (for Extensions 2 & 4) vary from 2.461m to 2.670m. The Applicants' Section A-A covers only the smaller first floor extensions; no section has been provided through the proposed ground floor extension (Extension 3) itself – a significant omission. From the elevations alone, internally the floor-to-ceiling height of the flat-roofed area appears to be of the order of 2.7–2.8m, rising to approximately 3.3m at the eaves and 5.3m at the apex in the pitched section – substantially in excess of both the existing room heights and the 2.4m regulatory minimum. I ask the Commission to condition a ground floor ceiling height of no greater than 2.7m, thereby reducing the height of the roof and walls extending above my boundary wall.

The proposed roof pitch is also out of character with the pitch of the existing roof over the dwelling's two storey extension – a reason to condition a change to flat roof if the Commission decides to grant permission for this extension.

Drawing issues and foundations

I also note that, on Drawing RFI-2004, the Western and Eastern Elevations appear to be mislabelled. This should be clarified. I also refer to the issues raised at Ground 2 above in relation to levels and the boundary line.

I have a related concern regarding the foundations for Extension 3 and their impact on my boundary wall. Drawing RFI-2004 (Front Elevation) indicates a difference of 786mm in proposed ground levels, yet no information has been provided as to how this will be supported, given that my boundary wall is probably not a retaining structure and could be undermined by any excavations by the Applicants. I return to this structural risk at Ground 10 below.

Section 12.3.7.1(iii) – Extensions to the Side – of the current County Development Plan requires that ground floor side extensions be evaluated against their proximity to boundaries, their size, and their impact on adjoining residential amenity, and provides that a set-back of an extension's roof profile and ridge may be sought to protect amenity. I submit that this has not been adequately applied in the present case, given the height and proximity of Extension 3 to my property.

Decision sought: refuse permission for Extension 3 in its current form; alternatively, condition a reduction to a flat roof not exceeding approximately 2.9m at the eaves; the replacement of the pitched roof with a continuation of the flat roof; a ground floor ceiling height of no greater than 2.7m; a lighter finish that harmonises with the existing rendered dwelling in place of dark cladding; a reduction or omission of the east-facing window; and the submission of a full section through the ground floor extension and of existing and proposed levels to OS datum, before any further consideration is given to this element.

4. Cumulative Overdevelopment

Based on the planning history of the site, I estimate the original dwelling (pre-2001) to have measured in the order of 79–90 sq.m. A 2001 permission added a further c. 43 sq.m. to the side and front along my boundary, and a 2015 permission added an 8.2 sq.m. porch, bringing the dwelling to a stated existing floor area of some 130–141 sq.m.

The current application seeks to add a further c. 63 sq.m., and c. 11.3m of additional built form along my boundary – effectively doubling the length of development along that boundary since 2001, and representing an increase approaching 150% over the estimated original dwelling.

The Planner's Report assesses each element of the current proposal individually against general Development Plan extension standards, but does not bring this development history together to consider its cumulative effect on my residential amenity, notwithstanding that Extension 3 lies along the same shared boundary as the earlier extensions. I ask the Commission to assess this cumulative pattern of development directly.

Due to the unusual nature of the site, and the extent of development constructed under previous extension permissions and any that might be granted by the Commission, together with the relationships of the adjoining properties, I also ask the Commission to restrict, by condition, any future exempted development at this location.

5. Rural Laneway Character Not Adequately Considered

Eglinton Terrace is a cul-de-sac/laneway setting, and Eglinton Cottage was, I understand, originally the mews or stable building associated with the adjoining protected structure, Eglinton Lodge. The Planner's Report does not appear to engage with these particular characteristics in its assessment of Extension 3 or the replacement shed, relying instead on the more general provisions for extensions in ordinary suburban estates. I submit this is a material omission which the Commission should address directly, having regard to the particular character of this site.

6. Protected Structure Curtilage – Eglinton Lodge

Eglinton Lodge, immediately to the south, is a Protected Structure under the current Development Plan (RPS 2094). The Planner's Report determined that Eglinton Cottage falls outside its curtilage, on the basis of the separate land parcel and physical separation, without recording that the Council's Conservation Officer was consulted, or that historic mapping was examined, in reaching that determination.

Given my understanding of Eglinton Cottage's origins as the mews/stable building to Eglinton Lodge, and its historic visual subservience to it, I attach a screenshot from the GeoHive Map Viewer showing Eglinton Terrace in 1906/09, which indicates the Applicants' site and original buildings as being adjacent to Eglinton Lodge, with a shared driveway/side entrance to both. I ask the Commission to make its own determination on this point, having regard to the relevant heritage guidance on curtilage of protected structures.

7. Tree Removal Without Arborist Assessment

The existing drawings show six trees on the site; none appear on the proposed drawings, indicating their removal, yet no arborist survey or report has been submitted, and their removal is not described in the development description. I ask that any grant of permission be conditioned to

require the retention of trees along the north boundary, with new development set back from them by at least 3 metres, consistent with my Observations of 7 February 2026.

8. Scale and Roof Form of the Proposed Shed

As noted at Ground 1, the Further Information response consolidates the two existing sheds into a single replacement shed of 14 sq.m., but the drawings now show a pitched roof, a height of up to c. 3.84m, and an apex some 2.37m above my existing boundary wall. No internal height is dimensioned, but the structure appears capable of exceeding 3m internally – dimensions more consistent with habitable accommodation than a domestic store for bins, a mower or bicycles.

The Planning Authority itself refused the proposed front carport/ pergola on visual amenity and orderly-development grounds, having regard to its prominence within the open front curtilage. I submit that the same reasoning applies with at least equal force to a shed of this height and roof form, sited close to my boundary and to the entrance of my home.

I request the Commission to refuse permission for the shed as now shown; alternatively, condition a flat roof structure with an internal height not exceeding approximately 2.4m and an external height not exceeding approximately 2.65m, sufficient for genuine storage use but not for habitable use.

9. Extension 2 – Omission from Site Notice and Development Description

Extension 2, the first floor extension at the north-west corner of the building abutting my garage, does not appear in the site notice or development description as originally advertised. I ask that permission be refused for this element on this procedural ground, in addition to the access difficulty described at Ground 10 below.

10. Construction Access, Oversailing and Structural Risk to My Boundary Wall

Neither Extension 2 nor Extension 3 can be constructed without scaffolding over, and repeated access through, my property. I have not given, and do not give, permission for any such access or oversailing.

I note that the Planning Authority correctly treated this as a civil rather than a planning matter, having regard to Section 34(13) of the Planning and Development Act 2000, as amended, which provides that a person is not entitled solely by reason of a grant of permission to carry out any development. I do not ask the Commission to adjudicate on private legal rights, which are properly a matter for agreement between the parties or, failing agreement, the courts. I do ask the Commission to note, as a live and practical constraint on this application, that the development as designed cannot lawfully be constructed without my agreement, which I have not given and do not intend to give.

I am also concerned about the structural risk that excavation and foundation works for Extension 3 – including the 786mm difference in proposed ground levels shown on Drawing RFI-2004 (see Ground 3 above) – and any oversailing scaffold loads, may pose to my boundary wall, which was built by my late father in the 1960s and is not, so far as I am aware, designed as a retaining structure. No foundation details, ground-level survey or structural method statement addressing this risk accompanies the application.

In the event that the Commission decide to grant such permission, then I request that any grant of permission be conditioned so that Extension 2 and Extension 3, including their foundations, eaves and gutters, and all future maintenance, are designed and constructed entirely within the Applicants' own site boundary, without any requirement for access to, or oversailing of, Granabawn, nor to interfere with the existing boundary wall.

Conclusion

For the reasons set out above, and in my Observations of 7 February 2026 which I ask to be read together with this appeal, I respectfully request An Coimisiún Pleanála to refuse permission for the development.

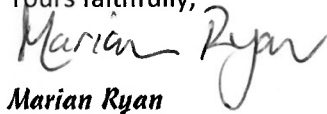
Alternatively, if the Commission is disposed to grant permission in whole or in part, I request that it be subject to conditions along the following lines:

- a) Extension 3 to be redesigned with a flat roof not exceeding approximately 2.9m at the eaves in place of the pitched roof, a ground floor ceiling height of no greater than 2.7m, and external finishes that harmonise with the existing rendered dwelling.
- b) The east-facing window to Extension 3 to be reduced or omitted, and the roof glazing and roof-end (hipped/gable) details corrected to accurately reflect what is actually proposed.
- c) Existing and proposed levels to be shown to Ordnance Survey datum, and a full section through the proposed ground floor extension to be provided, before any further consideration is given to Extension 3.
- d) The replacement shed to have a flat roof, with internal height not exceeding approximately 2.3m and external height not exceeding approximately 2.5m.
- e) Extension 2 to be omitted, or, if permitted, to be redesigned and constructed entirely within the Applicants' own site boundary without any access to or oversailing of Granabawn.
- f) No part of Extension 2 or Extension 3, including foundations, eaves or gutters, to oversail or otherwise encroach upon Granabawn or interfere with the existing North boundary wall, and construction and maintenance to be capable of being carried out entirely from within the Applicants' own site.
- g) Existing trees on the north boundary to be retained, with any new structure set back from them by at least 3 metres.
- h) Restriction of Further Works: "Notwithstanding the exempted development provisions of the Planning and Development Regulations (or any amendment/replacement thereof), no further extension, enclosure, or structure shall be erected within the curtilage of the dwelling without a prior grant of planning permission." Reason: "To prevent overdevelopment of the site, protect the residential amenities of adjoining properties, and ensure adequate private open space is retained."
- i) Reasonable working-hours restrictions and a construction management plan to be conditioned, given the proximity of the works to my home.

I confirm, as I did in my Observations of 7 February 2026, that I have not given and do not give any consent to access to, encroachment upon, or oversailing of my property, nor to any increase in the height of the boundary wall between our properties.

I would be grateful to be notified of the Commission's decision, and of any further submissions made by the Applicants or any other party, and to be given the opportunity to respond to same.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Marian Ryan', written in a cursive style.

Marian Ryan

Marian Ryan

Enclosures

- Statutory third party appeal fee – €220.00.
- Planning Authority's acknowledgement of Observations dated 7 February 2026.
- Screenshot of GeoHive 1906/09 OS Map, Eglinton Terrace (Screenshot 2026-07-13.pdf).
- Observations submitted to the Planning Authority dated 7 February 2026, with accompanying photographs and marked-up drawings.

**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION
ON A PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Bord Pleanála that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D26B/0004/WEB

A Submission/Observation in writing has been received from:

Mrs. Marian Ryan
Granabawn
5, Eglinton Terrace
Dundrum
Dublin
D14V6W9

On: 08/02/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies / Local Authority Elected Members).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Mary Quinlan

Mary Quinlan
For Senior Executive Officer

Date 08/02/2026

Planning Authority Stamp

08/02/2026

Mrs. Marian Ryan
Granabawn
5, Eglinton Terrace
Dundrum
Dublin
D14V6W9

Receipt for Submission

Date: 09-Feb-2026

Register Ref: D26B/0004/WEB **Date Recd:** 07-Jan-2026
Development: Refurbishment of existing house, single storey extension to the side along North boundary, partially flat roof, and partially hipped roof, 2 storey porch and new staircase access to existing first floor, consisting of new main entrance, new layout of the front carpark, with new 2 no of storage sheds, to the front carpark, and associated site works

Location: Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin 14, D14K510

Applicant: Jan and Andrew O'Loughlin
App. Type: Permission

Dear Sir/Madam

I wish to acknowledge receipt of your submission/observation in relation to the above planning application.

This file is available for inspection/purchase at the office of the Planning Authority, Monday – Friday, 10:00am to 4:00pm.

You will be notified of the Council's decision in due course.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Please note, in accordance with Article 35 of the Planning and Development Regulations 2001 – 2012, persons who made a submission or observation on a planning application will only be notified of the receipt of Further Information(FI) or Clarification of Further Information (CFI), where that FI or CFI is considered significant and requires new public notices.

PLEASE RETAIN THE ATTACHED ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION. A PERSON MAKING AN APPEAL TO AN BORD PLEANALA MUST INCLUDE IN THEIR APPEAL THIS ACKNOWLEDGEMENT BY THE PLANNING AUTHORITY OF RECEIPT OF THE SUBMISSION/OBSERVATION.

Yours faithfully

Mary Quinlan

for SENIOR EXECUTIVE OFFICER

(email: planning@dlrcoco.ie telephone: 01-2054863)

114, Blackrock, Dublin, IRL X Q

Show search results for Eglinton...

Layer List

A = Eglinton Lodge
B = Eglinton Cottage
C = Granabawn

1906/09 OS Map

Anne Field

.634

EGLETON TER. PAROCHIAL HALL

School

"C"

"B"

"A"

21-141

Bank

* 185

30m

717,131.857 728,028.215 Meters

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esri

GRANABAWN
5 EGLINTON TERRACE
DUNDRUM, DUBLIN 14
D14 V6W9

By DLR Web Portal

Planning Department
County Hall,
Marine Road,
Dún Laoghaire,
County Dublin.

7/2/2026

Observation on planning application

RE: Planning Application Reference: D26B/0004/WEB

Permission is sought at Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin 14, D14K510
submitted 07 Jan 2026 observations by 10 Feb 2026 decision due: 04 Mar 2026

Re: The development will consist of

“Refurbishment of existing house, single storey extension to the side along North boundary, partially flat roof, and partially hipped roof,
2 storey porch and new staircase access to existing first floor,
consisting of new main entrance, new layout of the front carpark, with new 2 no of storage sheds, to the front carpark, and associated site works.”

Dear Sir or Madam,

I am the owner of Granabawn, 5 Eglinton Terrace where I have resided since it was constructed in the 1960s. My property is next door adjacent to the Applicants' site /dwelling house. Enclosed is my payment for the €20.00 statutory fee for Observations. I wish to make the following observations in relation to the above planning application:

1. At present I have no objection to the following proposed “new works” of
 - “Refurbishment of existing house”
 - “2 storey porch and new staircase access to existing first floor”
 - to be referred to hereinafter as “Extension 1”
 - Demolition of existing conservatory /porch.
 - First Floor Mezzanine Extension (linking the two existing separated first floors) - to be referred to hereinafter as “Extension 4”.
 - Removal /demolition of existing 2nr sheds.
2. However, I have serious concerns and objections to all of the other items and works that consist of:
 - a. On the plan “(Proposed) First Floor Plan” I note a small first floor extension at the North corner of the existing building abutting my Garage [my Garage is not indicated on this plan but is indicated on the “(Proposed) Site Layout Plan”] - to be referred to

hereinafter as "Extension 2".

- i. This extension appears to have been omitted from the site notice /development description; accordingly, permission should be refused for this.
 - ii. To construct what is indicated on the drawings would necessitate erecting scaffolding over my tiled hip roof and continuous access over and through my property during construction. I have no intention of granting permission for such access. Hence, I request that you refuse permission for this extension.
 - b. "single storey extension to the side along North boundary, partially flat roof, and partially hipped roof": On the plan "(Proposed) Ground Floor Plan" - to be referred to hereinafter as "Extension 3".
 - i. I note a large 43M2 Ground floor extension along existing low wall North boundary opposite the 4nr large windows on the South facing gable Elevation of my house abutting my low concrete block wall.
 - ii. This further substantial extension represents over-development and inappropriate development of the Eglinton Lodge /Cottage back lands site.
 - iii. The proposed extension along my boundary will interfere with the long established amenities use and enjoyment of my home, I must object to them and request that the planning authority refuse permission for them.
 - iv. Furthermore, for the Applicants to construct what is indicated on the drawings would necessitate erecting scaffolding in /oversailing the area at the side of my house obstructing my access to the rear and require continuous access over and through my property during construction by the workmen creating a nuisance. I have no intention of granting permission for such oversailing and or access. Hence, I request that you refuse permission for this extension.
3. Please refer to the attached file of images containing photographs and images annotated /marked up to illustrate (and expand on) the observations made hereinafter.

Preliminary issues to be considered

4. In advance of making observations /comments in relation to particular items /works to be retained etc I must address the inadequacies, ambiguities, the information submitted and possible misrepresentations arising:
- a. The following proposed works have been omitted from the public notices and description of development:
 - That there is more than a single extension.
 - Demolition of the existing conservatory /porch.
 - A first floor extension at the rear Northwest corner; - to be referred to hereinafter as "Extension 2".
 - First Floor Mezzanine Extension (linking the two existing separated first floors) - to be referred to hereinafter as "Extension 4".

Demolition and removal of 2nr existing shed like structures.

Removal of trees.

The raising of / construction of new walls in the front garden.

- b. No existing or proposed ground levels (to OS datum) have been provided to indicate the differences in levels between the proposed development structures, the existing structures and my structures and land.
- c. The absence of a section through the proposed high pitched roof extension and other works along the boundary with my property.
- d. Gutters details have been omitted and also details of the foundations and how the various works might affect the stability of my boundary wall (built in the 1960s by my late Father).
- e. The misrepresentation of the boundary “red line” being placed on the centre line of my wall when it is in fact the South face of my boundary wall (built by my late father with piers facing in to my property).
- f. Existing elevation outlines my 2nr first floor windows however it has omitted the 2nr ground floor windows that will be severely impacted by the proposed extension. This is misleading and a misrepresentation. Similarly, the North Elevation representation of my garage as having a lower flat roof versus its actual gabled pitched roof.
- g. The description of the extension roof as being hipped whereas it has a tall prominent and extremely out of character black gable facing out to the public laneway. Its large dark roof will block my windows at ground floor and first floor.
- h. Trees: The existing plan indicates six number trees on the development site and the proposed drawings do not indicate any trees. Hence it would appear there is an intention to cut down/remove all the trees. No particulars have been given in relation to the size and species. Nor has their removal been described in the description of the proposed development. Perhaps the planning authority should request an arborist survey and report on the existing trees.
- i. The “existing drawing” PLA-1001 does not provide any section through the existing sheds nor any dimensions of the existing sheds nor elevation of the existing sheds.
- j. The planning status-the existing sheds at the front of the dwelling may need to be determined /confirmed.
 - i. The attached photographs (pages 32 to 34) from “Google Maps” indicate the appearance elevation of Eglinton Lodge, Eglinton Cottage and Granabawn the laneway in 2010 after development of the inner gates, walls and piers. These should be compared to the photographs (pages 17 to 19) taken in recent weeks. These clearly illustrate the extent of development carried out between 2010 and 2025.
 - ii. As the existing sheds are at the front of the dwelling house, they certainly would not comply with the exempted development regulations. And likewise the other development works at the front of the site.
 - iii. An on-line planning search does not reveal any record of a planning application having been made or granted for these sheds nor the other development works at the front.
 - iv. Planning application made in 2015 for a “Front porch/conservatory” indicates the two sheds as existing and not as “proposed”.
 - v. The 2001 planning application for the two storey extension to side and front does not indicate any sheds at the front of the dwelling nor does it indicate the existing parking and gate arrangement.
 - vi. I refer you to the attached Sales brochures: Morrison Estates Sales brochure

that I understand is from 2013 and in particular the 3rd page (page 37). I also refer you to the attached Finnegan Estates Sales brochure that I understand is from 2023 and in particular (page 40).

- vii. The height of the proposed new sheds is dimensioned internally (Section A-A) as a floor to ceiling height of 2580 mm and 2563 mm indicating flat roofs of unspecified thickness and height. Externally the height is dimensioned as 3210mm, however as noted no heights are dimensioned for the existing sheds. The proposed sheds are substantial larger structures and clearly exceed the height of the existing Shed 1 and Shed 2.
- viii. Floor to ceiling height indicated for the sheds is excessive. If granted the floor to ceiling height should be restricted to 2 meters so that they cannot be used as habitable accommodation and heights reduced to 2.30 metres.

- k. Eglinton Lodge is a protected structure (County Development Plan 2022-2028 Appendix 4: Heritage Lists: p 116: Eglinton Lodge Eglinton Terrace, Dundrum; House RPS 2094). Eglinton Cottage appears to be the original mews /stable for Eglinton Lodge and is within the original curtilage of the protected structure.

Accordingly a determination is required by the Planning Authority by "Determining the Curtilage of the Protected Structure" and the impact that the proposed development will have on the protected structure; as required by The Architectural Heritage Protection Guidelines for Planning Authorities October 2011; noting: "13.1.2: ... the rear garden and mews house may be considered to fall within its curtilage even where the mews house is now in a separate ownership."

- 5. Further information (further and better drawings and additional information) is required in order to:
 - i. Rectify errors, omissions and misrepresentations.
 - ii. Clarify ambiguities identified in the application documents and to enable both the planning authority and the interested /affected parties to fully understand /assess the full extent and impact of proposed development and works that the Applicant is seeking permission for.
 - iii. To avoid uncertainty and ambiguity in relation to what in fact has been /will be permitted in the event that a decision is ultimately made to grant permission (in whole or in part), and for compliance purposes.

Issues for concern /objection

In the event that the Planning Authority decides not to seek Further Information and to consider the application (or the Applicants' submit Further Information), then I respectfully request that they give consideration of / take account of my issues for concern /objection as follow:

- 6. Small first floor extension at the North corner of the existing building abutting my Garage [my Garage is not indicated on the plan - but can be seen on the "(Proposed) Site Layout

Plan”] - to be referred to hereinafter as “Extension 2”. I request that permission be refused for this as

- a. it has not been included in the public notices /development description.
- b. to construct what is indicated on the drawings would necessitate erecting scaffolding over my tiled hip roof and continuous access over and through my property during construction. Totally disproportionate to the additional space. I have no intention of granting permission for access for such development works. Hence, in the absence of such permission the applicants will not have sufficient legal interest /entitlement to construct and complete these works, accordingly I would ask you to refuse permission for something that will not be possible for the applicant to construct and complete.

7. The proposed “single storey extension to the side along North boundary, partially flat roof, and partially hipped roof” - to be referred to hereinafter as “Extension 3”. I request that permission be refused for this as

- a. On the plan “(Proposed) Ground Floor Plan” I note a large 43M2 Ground floor extension along existing low wall North boundary opposite the 4nr large windows on the South facing gable Elevation of my house abutting my low concrete block wall - to be referred to hereinafter as “Extension 3”. A large part of this extension is roofed by a substantial pitched room (height to apex 5655mm above floor level). There is a flat roof over the remainder of this extension (height to top of eaves 3095).
- b. The proposed development fails to take sufficient account of my existing windows facing south looking across the garden of the Applicants’ property and on to the general vista beyond that has been enjoyed since the 1960’s.
- c. The amenities of my existing south facing windows looking across the undeveloped gardens of Eglinton Cottage and Eglinton Lodge and the general vista (of trees, mountains and blue skies) beyond has been enjoyed by me since the 1960’s, when my house was designed and constructed with those four large windows to avail of and rely upon these amenities.
- d. The diminution of my daylight /creation of greater shadows will be quite unacceptable in Autumn, Winter and Spring impacting my amenities i.e. daylight, appearance, vista, spatial environment, well-being, activity and they like.
- e. For the Applicants to construct what is indicated on the drawings would necessitate erecting scaffolding in /oversailing the area at the side of my house obstructing my access to the rear and require continuous access over and through my property during construction by the workmen; all creating a nuisance. I have no intention of granting permission for such oversailing and or access. Hence, in the absence of such permission the applicants will not have sufficient legal interest /entitlement to construct and complete these works, accordingly I would ask you to refuse permission for something that will not be possible for the applicant to construct and complete.

8. I submit that the height and massing of the proposed side extensions (and the development sought in the front garden nearer to the laneway), their proximity to the boundary with my house and the perpendicular relationship between both properties, it is considered that the proposed development would have an overbearing impact over my dwelling, particularly when viewed internally from the amenity of its south facing rooms and windows. The proposed development would, therefore, significantly detract from the residential amenity of my property and would be contrary to the proper planning and sustainable development of the

area, including the protected structure at Eglinton Lodge.

9. The proposed development would create an undesired terracing effect causing a negative impact on the streetscape and detrimentally impacting on the character of the area in terms visual amenity. The proposed development would also set an undesired precedent."

10. Issues concerning heights and dimensions:
 - i. My existing boundary wall is indicated as being 1900mm (scaling indicates that it is in the order of 1900mm above floor level on the applicants' side) however on my side along the gable of my house it is significantly less i.e. approximately 1300mm – 1600mm high. It is difficult to comprehend the full impact of this as no section has been provided through the new pitched roof extension (with levels) to correctly illustrate the dimensional /spacial relationship with my adjacent boundary wall, existing ground level on my side, the my side garden /passage way and my gable wall.
 - ii. The dimensioned total height of the proposed flat roof extension is 3095mm above ground floor as stated on "(Proposed) Southern – Side Elevation"
 - iii. The dimensioned total height of the proposed gable pitched roof extension is 5655mm. This will be 3705mm above the top of the existing garden wall.
 - iv. No dimension is provided for the roof ridge of the existing two storey extension however it would appear to scale in the order of 5750mm.
 - v. The dimensioned height of the existing garden division boundary wall has not been stated on the drawings - see scaled height noted above but potentially inaccurate /unreliable.

11. Existing or proposed ground levels have not been provided to indicate the differences in levels between the proposed development structures, the existing structures and my structures.

12. Over development:
 - a. Based on the various planning applications /permissions granted the applicant's original mews /stable dwelling prior to 2001 was probably in the order of 89.8M2; permissions were granted to extend it by 43m2 + 8.2m2 to 141m2 (an increase of 57%);
 - i. Now the Applicants are seeking permission for a further 63M2
 - ii. *the Applicants' Agent states at 12 on application form:*
 "Gross floor space of any existing building(s) in sq m 141.00"
 Therefore $141 - 43 - 8.2 = 89.8M2$
 - iii. In 2001 permission was granted for a substantial two-storey extension of 43 m² to the side and front of the existing along the boundary to the north with Granabawn.
 - iv. 2015 permission was granted for a "Front porch /conservatory" 8.2M2
 - v. Areas stated on Applicants' drawings "Existing area of dwelling 131sqm" do not match /reconcile with the Application form "Gross floor space of any existing building(s) in sq m 141.00". These and all other areas stated need to

be queried and the actual calculations provided.

- vi. A virtual 100% increase in the length/depth of the extension. The 2001 extension was approximately 10.5 m now the proposed extension will add a further 11.3 meters along the boundary with Granabawn and create a structure that is noted to be an additional 63m² the previous extensions having already added 43 +8.2 =51.2 m²
- vii. The current proposed extensions will represent a 48% increase on the existing dwelling (stated to be 130 m²) and I estimate that the original pre-2001 dwelling was 79 m².

- b. Overdevelopment of a front garden.
- c. Overdevelopment of a mews dwelling encroaching into a space at the side of a protected structure.

13. Extensions in established residential environments need to be designed so as not to dominate or appear overbearing when viewed from adjoining properties, in this case my house. The proposed development fails to comply with these requirements. Any further extensions in front of the existing along the Northern Boundary with Granabawn in should be refused.

14. Trees:

In the event that a decision is made to grant permission then the existing trees should be retained along the north boundary and any new extension should be setback from the applicants' North boundary and the existing trees by a distance of at least 3 metres. We note the setback on the Eglinton Lodge side is in the order of 6metres.

15. The Applicants' "(Proposed) Western Front Elevation Street View" (Drawing PLA2001) indicates Extension 3 having a high black walls /gable, black pitched roof presently a very prominent large dark structure in close proximity to my house.

- a. It is an overbearing and intimidating mass when one approaches the front of my house from the laneway.
- b. When one looks out through the two large windows of my Dining Room and Kitchen the proposed "Extension 3" will also be intimidating and overbearing and are totally damaging to the amenities of these habitable rooms. Similarly from my two first floor bedroom windows.

The proposed Extension 3 will have a negative impact on the amenities, appearance, value and marketability of my house.

16. Notwithstanding the above, in the event that the Planning Authority decides not to seek Further Information and decides to grant permission then I respectfully suggest it be subject to appropriate conditions that address the above observations /concerns so as to protect, preserve and improve the residential amenities of the area. In this regard I suggest the following conditions might be considered as mitigation measures:

- a. The first floor extension at the rear Northwest corner [Extension No2] shall be omitted.

- b. The Kitchen & Living “Extension 3” shall have a flat roof (or a low pitch roof) with a maximum height of 2900 from ground floor to top of eaves to prevent undue shadows and obstruction of the amenities of the windows at Granabawn. No part of the extension or gutters shall oversail Granabawn and shall be capable of being constructed entirely from with the Applicants’ property unless permission is agreed otherwise in writing with the owner of Granabawn.
- c. The proposed “vertical charcoal timber cladding” finish to the extension shall be omitted and replaced by render to match the existing two storey extension.
- d. The existing trees shall be retained along the north boundary and any new extension shall be setback by a distance of at least 3 metres from the applicants’ existing trees on the North boundary.
- e. The existing sheds, and concrete blocks added to the boundary wall between the applicants’ property and Granabawn shall be removed.
- f. The proposed “vertical charcoal timber cladding” finish to the sheds shall be omitted and replaced by render to be painted in a colour to be uniform and to harmonise with the surroundings walls, gates etc.
- g. Condition that future works normally “exempted development” should be restricted or will require planning permission.
- h. A Working Hours restriction should be conditioned.
- i. Prior to commencing development, the Applicant shall submit to the Planning Authority revised drawings to reflect the conditions for which permission is granted and incorporating only those changes / alterations for which permission is herein granted; and obtain the Planning Authority’s written agreement prior to commencing the development.

The above conditions might result in an appearance more appropriate in preserving and protecting the amenities of the owners and resident occupiers of Granabawn and the remainder of the neighbouring properties.

Conclusions:

- 17. Permission should not be granted on foot of an application containing the significant discrepancies, ambiguities and the like as highlighted herein. The Planning Authority should refuse permission or seek Further Information as suggested herein.
- 18. We request the opportunity to comment on any additional or Further Information submitted by the Applicant.
- 19. A planning authority should not grant permission for works that an applicant does not have sufficient legal interest /entitlement to construct and complete; as noted hereinbefore in relation to Extension nos 2 and 3.
- 20. Extensions in established residential environments need to be designed so as not to dominate or appear overbearing when viewed from adjoining properties, in this case my house. The proposed development fails to comply with these requirements.

21. Any further extensions in front of the existing extension along the Northern Boundary with Granabawn should be refused.
22. The proposed development would now give rise to over development of the site.
23. In the event that the Planning Authority decide to grant permission then it should be suitably conditioned so as to mitigate the interference /damage caused to the amenities associated with my house and those of the neighbouring properties.

In addition, it should be noted that I have not given any written consent to any access for development purposes, encroachment onto or over sailing of my property. Nor to the increase in the height of any wall between my property and the applicants' property.

It should also be noted that by this submission /observation I do not acquiesce consent to or grant any permission or authorisation for the development to over sail or encroach upon my property, nor for any parties to enter upon/ trespass on my property; nor create a nuisance affecting my property.

Yours faithfully,

Marian Ryan

Marian Ryan

Encl. /attach images photographs and marked up drawings.
Statutory fee payment €20.00

**Attached file of images
containing photographs and images annotated /marked up
to illustrate (and expand on) the observations made.**

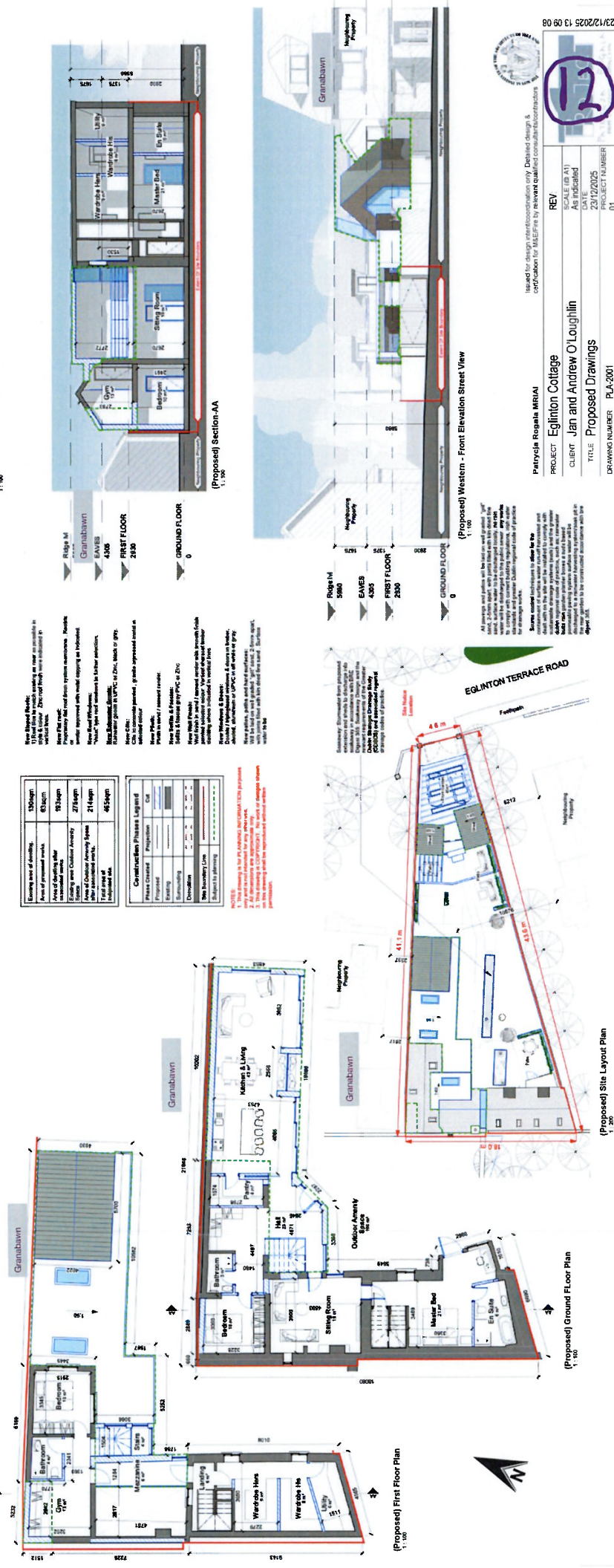
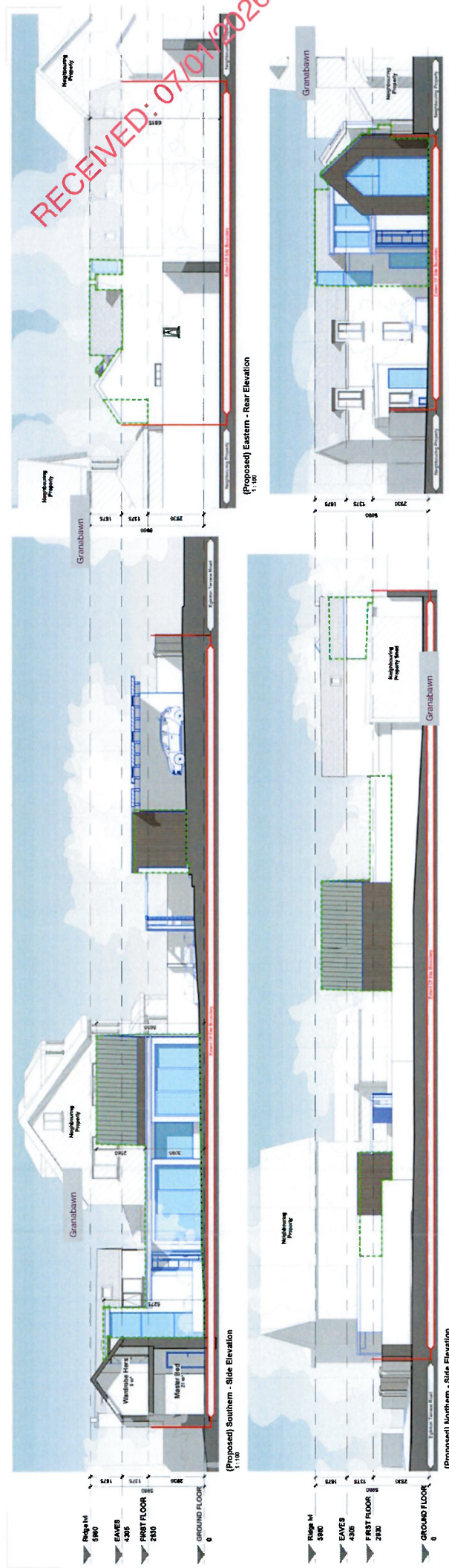
RECEIVED: 07/10/2020

(Proposed) Eastern - Rear Elevation
1" = 10'

(Proposed) Southern - Side Elevation
1" = 10'

(Proposed) Northern - Side Elevation
1" = 10'

The drawings show the proposed building elevations and floor levels. The Eastern - Rear Elevation shows the building's rear facade with a gabled roof and a chimney. The Southern - Side Elevation shows the building's side facade with a gabled roof and a chimney. The Northern - Side Elevation shows the building's side facade with a gabled roof and a chimney. The floor levels are indicated by arrows and labels: Ridge Mt 5'80", EAVES 4'30", FIRST FLOOR 2'00", and GROUND FLOOR 0'. The drawings also show the building's footprint, setbacks, and property boundaries. A large red stamp 'RECEIVED: 07/10/2020' is visible across the top of the page.



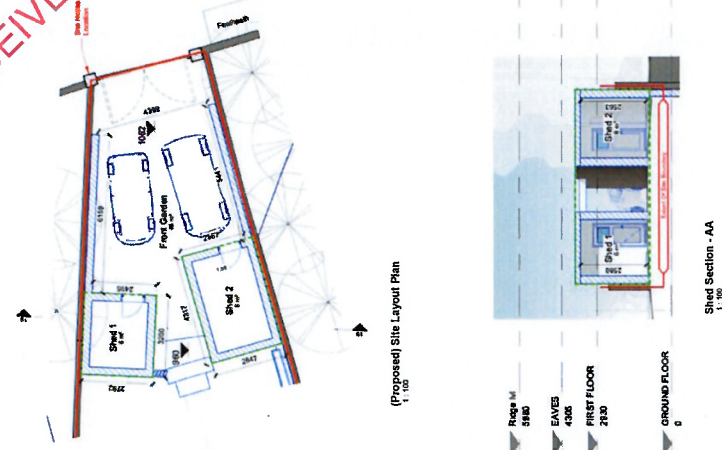
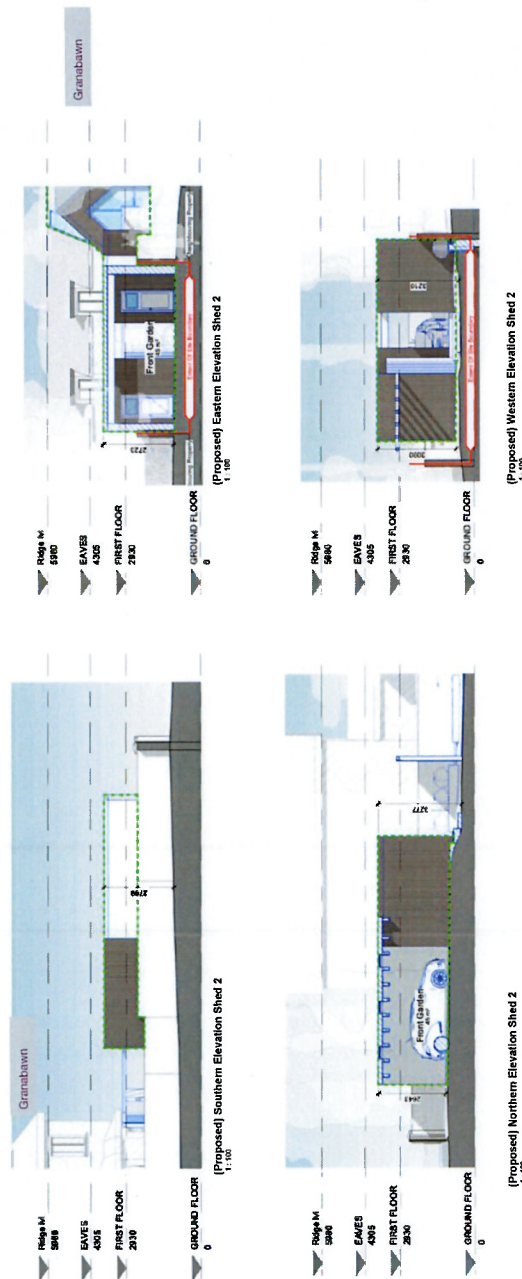
Existing area of dwelling	130 sqm
Area of proposed works	63 sqm
Area of dwelling after associated works	193 sqm
Existing area Outdoor Amenity Spaces	275 sqm
Area of Outdoor Amenity Spaces after associated works	214 sqm
Total area of residential site	465 sqm

Construction Phases Legend		
Phase Created	Projection	Cut
Proposed		
Existing		
Surrounding		
Demolition		

Site Boundary Line
Subject to planning

NOTES:

1. This drawing is for PLANNING INFORMATION purposes only and is not intended for any other use.
2. All dimensions are approximate only.
3. This drawing is CONFIDENTIAL. No work or designs shown on this drawing shall be reproduced without written permission.



Existing area of dwelling	130sqm
Area of proposed works	83sqm
Area of dwelling after associated works	193sqm
Existing area Outdoor Amenity Space	275sqm
Area of Outdoor Amenity Space after associated works	214sqm
Total area of subproject site	488sqm

Construction Phases Legend	
Phase Created	Projection
Proposed	—
Existing	—
Summaring	—
Demolition	—
Site Boundary Line	—
Subject to planning	—

NOTES:
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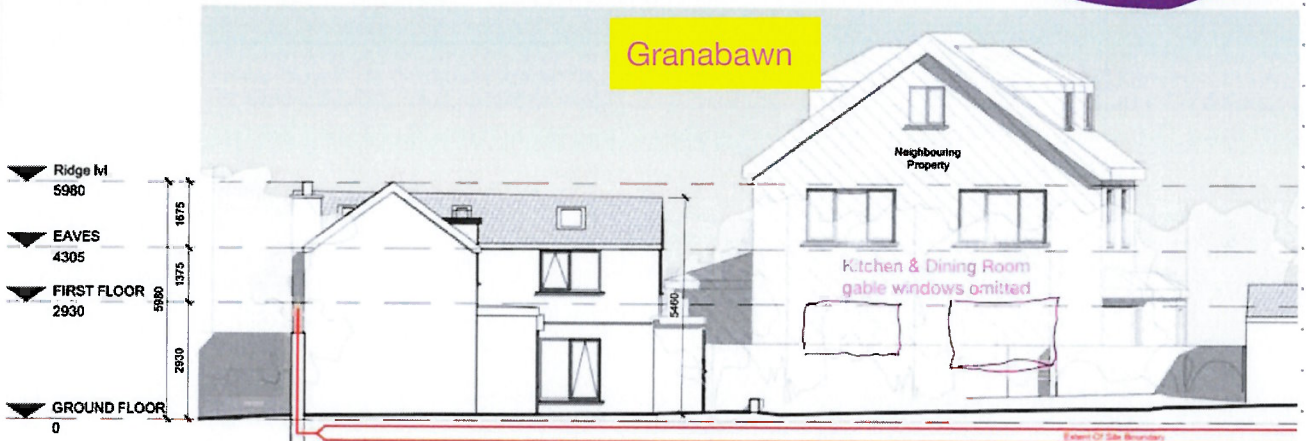
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14

Granabawn



(Existing) Southern - Side Elevation
1:100

Extension 2

(Proposed) Northern - Side Elevation
1:100



(Proposed) First Floor Plan
1:100

(Proposed) Ground Floor Plan
1:100

14:31

15

EGLINTON TERRACE

Carport

SHEDS
etc

GRANABAWN

E3

E1

E2

E4

4°
AQI 2

Apple Maps

MO





Eglinton Lodge
a protected structure





Granabawn

19



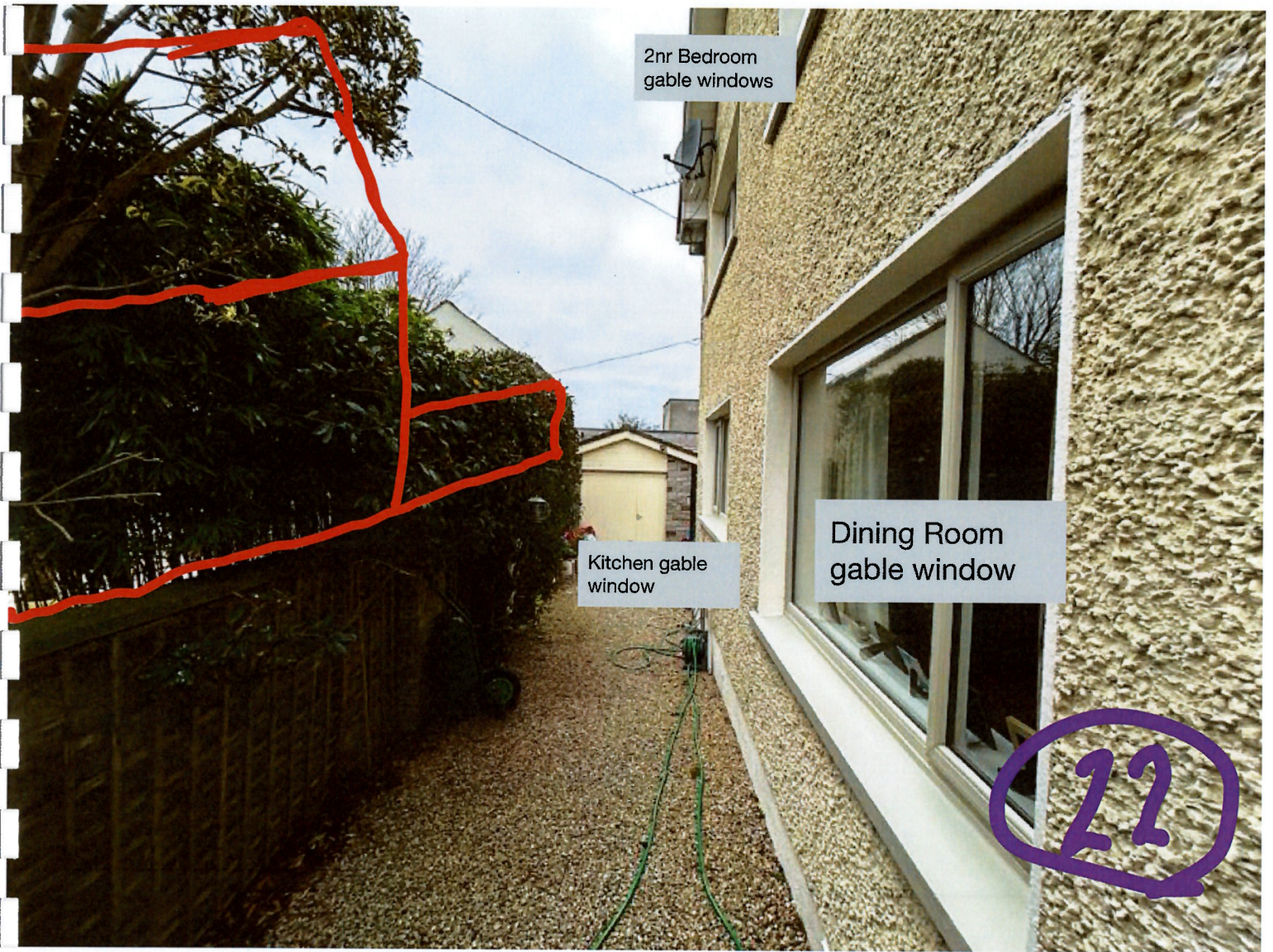


Extension 2

Extension 3

10



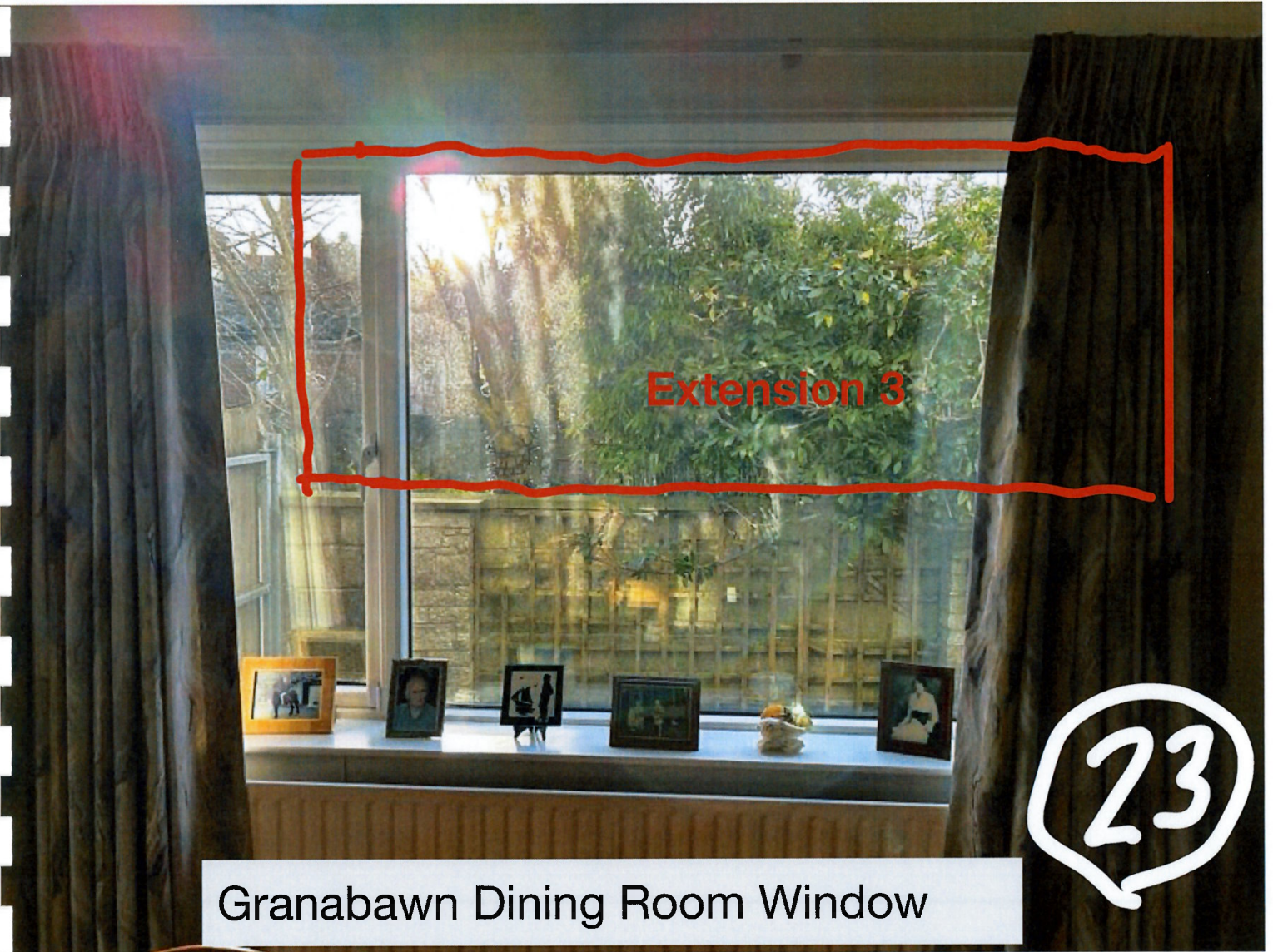


2nr Bedroom
gable windows

Kitchen gable
window

Dining Room
gable window

22



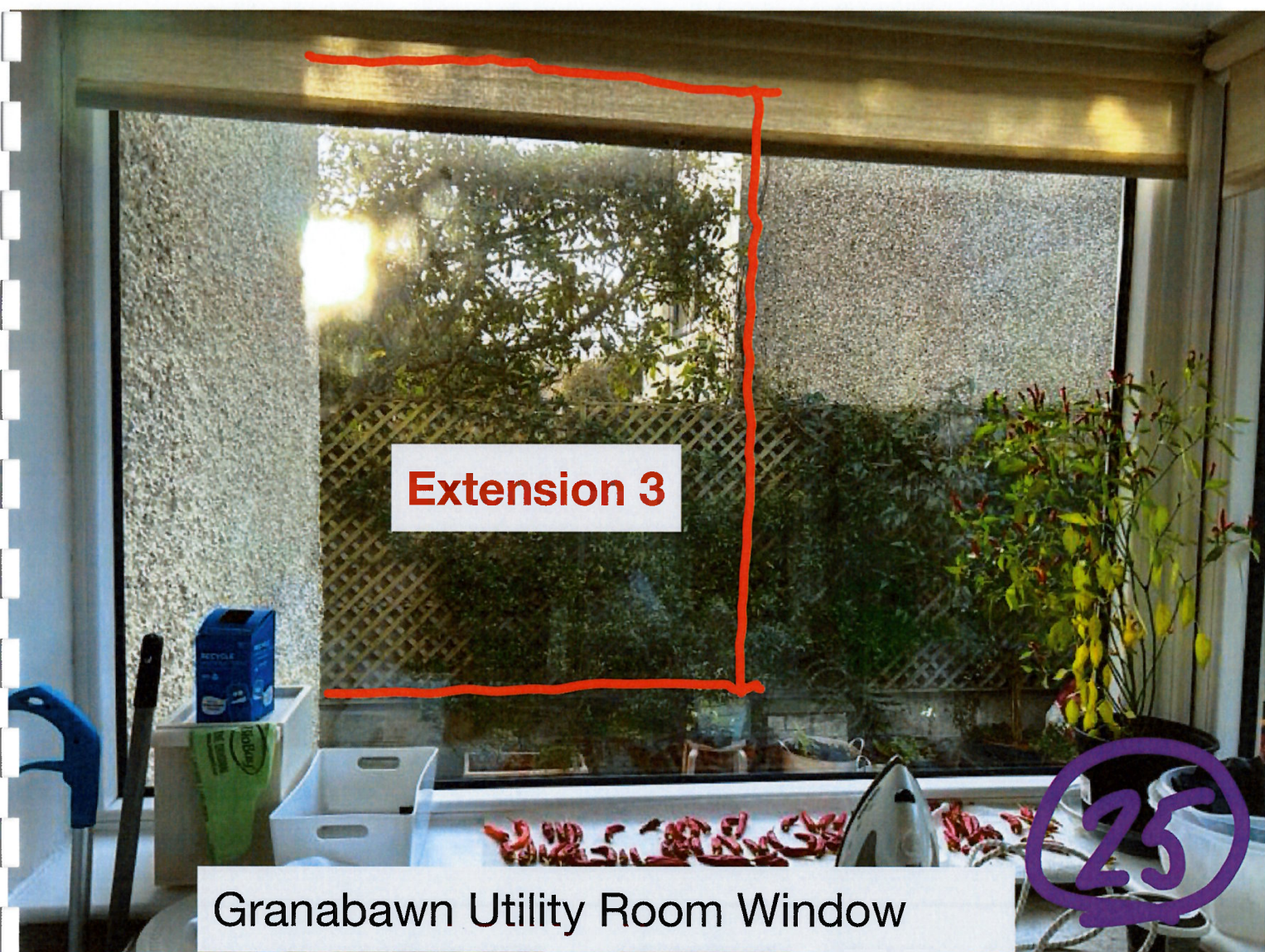
Granabawn Dining Room Window



Extension 3

Granabawn Kitchen Window

24



Extension 3

Granabawn Utility Room Window

25



Extension 3

Extension 3

26



Extension 3

Granabawn front Bed Room Gable Window

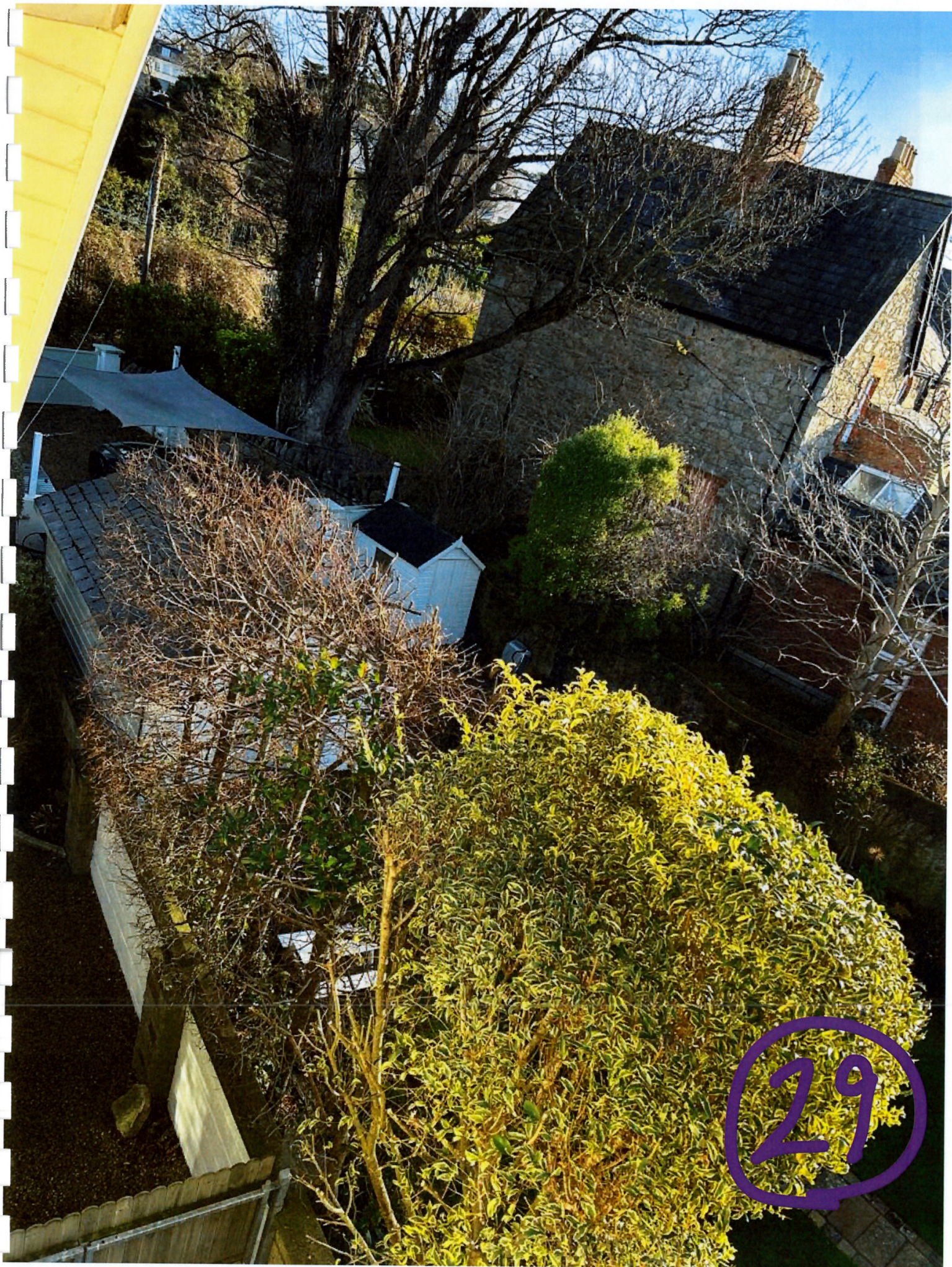
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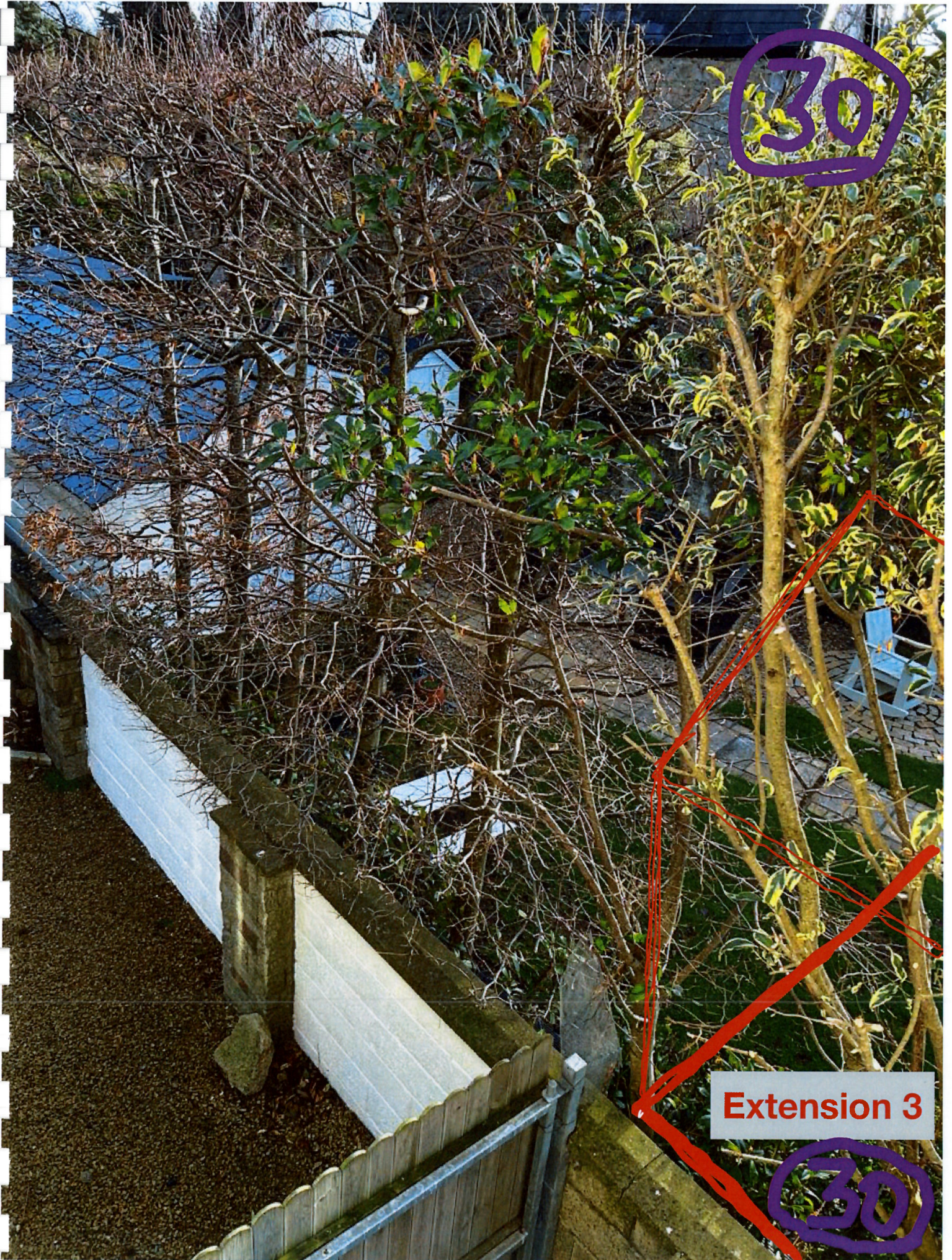


Extension 3

Granabawn rear Bed Room Gable Window

28





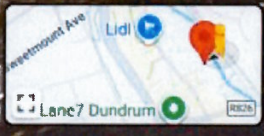
Extension 3





1 Eglinton Terrace
Dublin, County Dublin
Google Street View
Sep 2010

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Google Maps

2010 Image

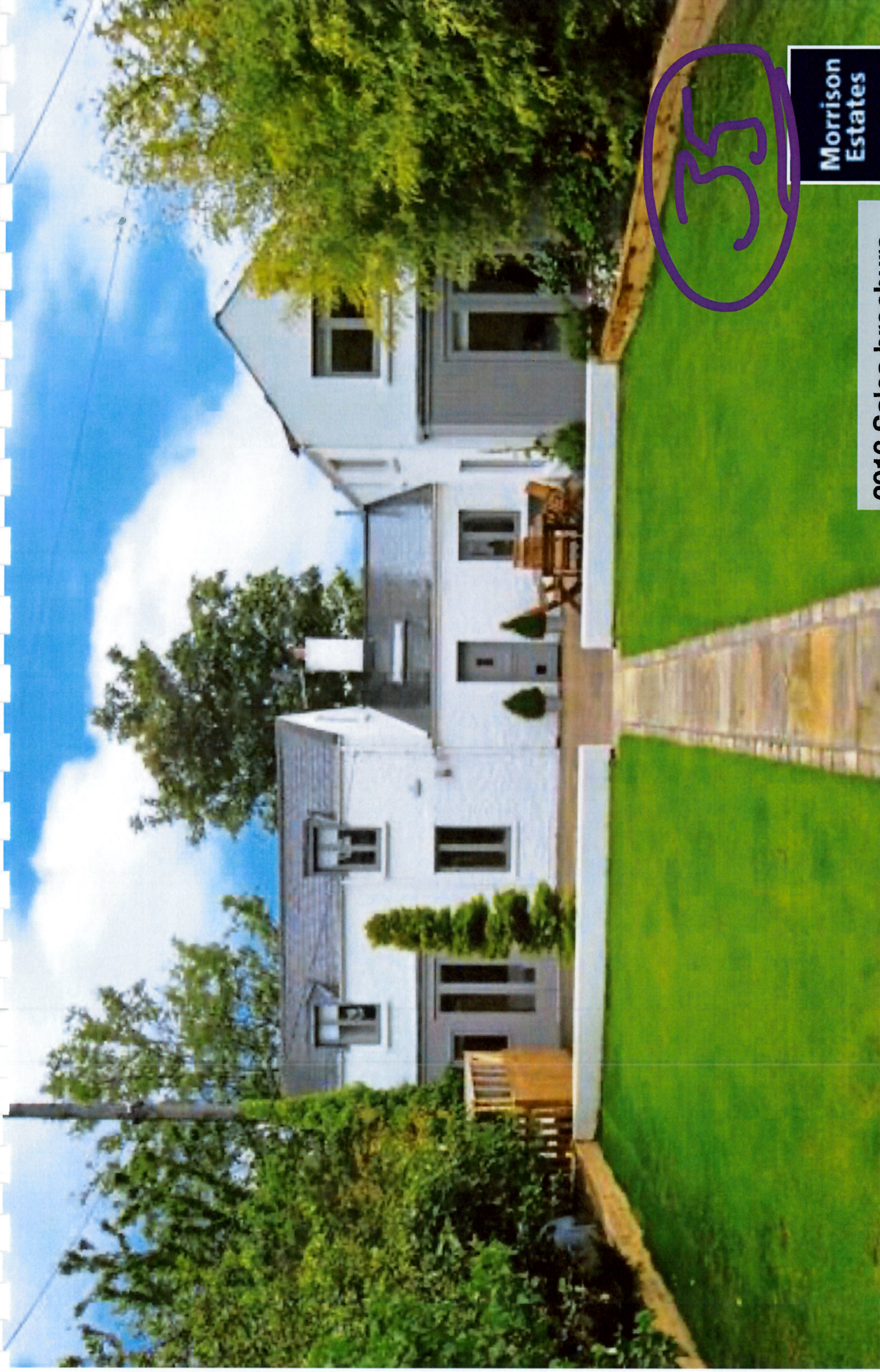
32

Google Ireland Terms Privacy Report a problem





2010 Image Apple Maps



Morrison
Estates

2013 Sales brochure

Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin 14

For Sale by Private Treaty

Simply, a gem! A picturesque detached home which has been creatively restored and sympathetically extended with an exacting attention to detail against a backdrop of tasteful neutral colour schemes to now provide a distinctive home with every modern convenience yet with the charm of yesteryear; all of which is enhanced by the enviable setting amid manicured gardens which enjoy a high degree of privacy and seclusion- a captivating idyllic retreat and above all a place to savour and to truly call home!

Eglinton Cottage, originally mews/stabling and dating back to the early 1900's, is discreetly tucked away in this highly regarded cul-de-sac of homes with individual character within a short stroll of Dundrum's Main Street with it's range of local retail and service outlets together with Dundrum Shopping Centre and Dundrum Town Centre with it's selection of international stores, bars, restaurants, cinemas and theatre.

There are an excellent choice of churches and schools in the area which include Taney National School, St. Benildus and Wesley College.

There are excellent public transport facilities available nearby including the LUAS at Balally, a regular bus service and the M50 is easily accessible.

Features

Welcoming, light filled accommodation c. 155 Sq.M (1,665 Sq.Ft)

Immaculately presented interior with unique blend of materials and colours

Fitted carpets, curtains, light fittings and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer and dishwasher are included in the sale

Upgraded kitchen with quartz worktops, integrated appliances and centre island unit

Luxuriously appointed bathrooms- underfloor heating

Gas fired radiator central heating

Hardwood double glazed windows

Burglar alarm system

Audio/Visual Security Intercom

Picturesque garden outlook maximised from internal rooms

Large garden outhouse, wired and plumbed and suitable for a variety of uses (subject to Planning Permission, if required)

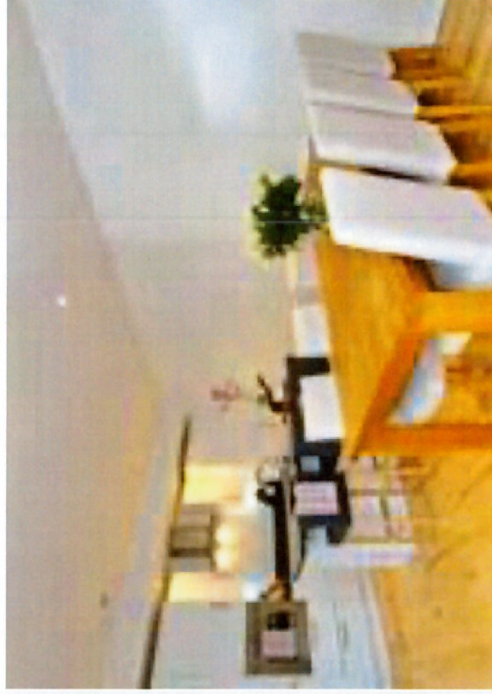
Electronic hardwood security gates

Breathtaking mature and well stocked feature garden with extensive timber decked area- well sheltered and secluded

Highly regarded established residential location close to the LUAS, Dundrum M50 and

2013 Sales brochure

36



Accommodation

Hardwood panelled door with leaded glass inset leads to:

Living Room; with sunken door mat, feature open fireplace with slate hearth, open shelving to either side, range of built-in units and storage, picture window overlooking garden, audio/visual security intercom, skylight, timber flooring and door to

Open Plan Kitchen/Dining/TV Area:

Kitchen/Dining Area: with a range of built-in units and worktops, Siemens four ring ceramic hob, Diablo stainless steel extractor fan, integrated fridge/freezer, provision for microwave, tiled splashback, feature centre island unit with quartz worktop, one and a half bowl stainless steel sink unit, timber flooring, recessed lighting

TV/Seating Area:

with timber flooring, double French doors to deck and garden

Family Room/Bedroom 4:

with range of built-in storage and tv units, picturesque window's overlooking garden, timber flooring, understairs storage, recessed lighting, double doors to garden,

Shower Room:

with fully tiled step-in shower; wash hand basin, wc, heated towel rail, extractor fan

Utility Room:

with plumbing for washing machine, Worcester gas fired boiler; tiled floor

Understairs

Cloakroom: with hanging rail storage

Upstairs on first floor there are Three Bedrooms

Master Bedroom:

with feature wooden flooring, recessed lighting, picture windows with garden outlook, two skylights, attic access and door to

En- Suite Bathroom:

with white suite comprising bath, wash hand basin, wc with concealed cistern, storage over; extensive tiling, provision for tv, heated towel rail, skylight

Bedroom 2:

with range of built-in wardrobes, skylight and pleasant outlook over the garden

Bedroom 3:

with part timber panelled walls and skylights

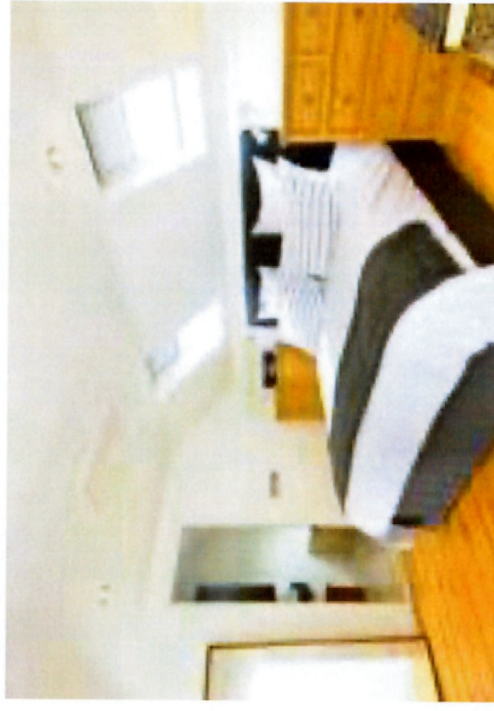
Outside:

Gravelled parking forecourt leads to hardwood electronic security gates which open to reveal the immaculately maintained gardens with level lawned areas and pathway bordered by raised flowerbeds with with mature planting and trees. Extensive timber decking, Painted Timber Barna Shed.

Large Garden Outhouse with water and power supply, range of built-in units, stainless steel sink unit, ceramic tiled floor, skylight-

Outside Tap. External Lighting. Hen Coup

Viewing: By prior appointment.



37

2013 Sales brochure



These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of the information given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices are approximate and subject to change without notice (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

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Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin 14



Characteristics:

Detached house

4

2 Bathroom furniture

Discover more

- Trees>
- trees>
- cork>

€ 1.050.000

Eglinton Terrace

Contact

Equipment and details

State: Eglinton terrace

Rooms: 4

Bathrooms: 2

Property type: Detached house

Detail Info

Seldom does the opportunity arise to acquire a unique detached four bed two storey mews style residence combining traditional features with contemporary design, built in this highly sought-after location with excellent potential to further extend subject to planning. The property was originally a mews/stable dating from the turn of the last century and has been expertly extended and modernised. There is a large private sunny garden to the front approx. 120ft in length with parking for 3-4 cars. The accommodation briefly consists of porch/entrance, spacious living room, kitchen/dining room, utility, four bedrooms, en-suite, bathroom and detached work/office space.

The property is located in a quiet cul-de-sac off the Upper Kilmasnoed Road within a short stroll of Dundrum's Main Street with it's range of local retail and service outlets together with Dundrum Shopping Centre and Dundrum Town Centre with its selection of international stores, bars, restaurants, cinemas and theatre. Within minutes walk of LUAS Green line & numerous schools in

Contact

Similar Ads

Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin
€ 995.000
detached house

Eglinton Cottage, Eglinton Terrace, Dundrum, Dublin
€ 1.050.000
detached house

39

cluding - Taney School, Holycross, Wesley College, St Benildus, De La Salle College and Dundrum Adult Education to mention a few, and within minutes drive of the M50, Marley Park, Dublin Mountains and many surrounding golf courses. Porch Entrance: (c.4.98m x 1.57m) Tiled floor, fitted wall lights, sliding patio  door

Living Room: (c.4.78m x 3.93m) Vaulted ceiling, feature Kingstar solid fuel log burning stove with slate plinth, velux  window, recess lights, fitted wall lights, fitted shelves, fitted blinds and press

Kitchen/Dining Room: (c.7.36m x 3.45m) + bay (c.2.83m x 1.46m) Modern fully fitted kitchen with comprehensive range of wall and base units, island quartz counter-top with integrated stainless steel sink & electric sockets, integrated oven/grill, stainless steel extractor hood, induction ceramic hob, integrated dishwasher and fridge/freezer, feature gas AGA cooker with extractor hood, recess lights, tiled splash back, fitted roller blinds and shelves, double  doors to front garden, recess lights and small cloakroom. (Stairwell to main bedroom)

Utility: (c.2.95m x 1.11m) Gas boiler, plumbed for washing machine and tiled floor.

Bathroom: (c.2.08m x 2.08m) Modern bathroom with double size shower, glass shower door, radiator towel rail, whb, wc, wall cabinet, under-floor heating, fitted shelves, recess lights, hot press with fitted shelves, tiled floor and partly tiled walls.

Bedroom (2): (ground floor) (c.5.67m x 2.82m) Free standing wardrobes, fitted roller blind, double doors to front garden, access to under-stairs storage.

Bedroom (1): (c.4.83m x 3.69m) Feature original timber floors, two velux windows, access to attic, fitted wardrobe, fitted roller blinds and wall panels - en-suite large integrated bath with telex copic shower attachment, feature double width whb, wc, under-floor heating, recess lights, fitted wall presses, tiled floor and partly tiled walls.

Bedroom (3): (c.4.53m x 2.01m) Free standing wardrobe, two velux windows, attic access.

Bedroom (4): (c.3.57m x 2.93m) Fitted roller blinds, velux window, built in wardrobe.

Outside: Secluded front garden laid in lawn and large decked patio ideal for barbecues, recessed trampolines, driveway with parking for 3/4 cars, timber garden shed.

Detached concrete block work/office space: (c.4.95m x 2.61m) Fitted counter-top with fitted presses, stainless steel sink, recess lights, velux window.

Price: €1,050,000.00

Negotiator: Robert Fennegan ###EXTENSIVELY REFURBISHED & MODERNISED

FOUR BEDROOMS & TWO BATHROOMS

BER C2

LOCATED IN PRIVATE CUL-DE-SAC OFF UPPER KILMACUD ROAD

BEAUTIFULLY LANDSCAPED PRIVATE SUNNY GARDEN

EXTREMELY CONVENIENT LOCATION WITHIN MINS WALK TO LUAS & DUNDRUM SHOPPING CENTRE

DETACHED STORE/WORK AREA

DOUBLE GLAZED WINDOWS INSTALLED 2018

GAS FIRED CENTRAL HEATING

KINGSTAR LOG BURNING STOVE 2015

GAS AGA COOKER 2017

BURGLAR ALARM

INTERCOM TO FRONT ENTRANCE

SECLUDED GARDEN

FURTHER POTENTIAL TO EXTEND SUBJECT TO PLANNING

