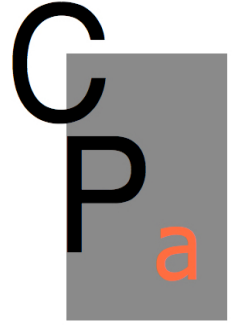


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Interior Design; DAC Applications;
Disability Reports; Project Management



23/08/2026

To: An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

Re: Planning application no. D26A/0276/WEB

Demolition of Existing Detached 4 bed Bungalow (103m²) & construction of 3 no 2 storey over semi basement (3 storey to rear) Detached 4 bed (230m²) dwellings together with associated site works @

San Anton, 2 Waltersland Road, Stillorgan, Co. Dublin, A94DT62

Date: Grant of Planning Permission was dated 28/07/2026

Dear Sir / Madam,

We act for Eoin & Marcella Flood of 56 Merville Road, Stillorgan, Dublin. A94 ND34 and wish to make the following 3rd Party Appeal on their behalf in connection with planning application D26A/0276/WEB. The San Anton site is directly behind the rear garden of our clients' dwelling at 56 Merville Road. The proposal will cover almost the entire width of the boundary between San Anton and our client's garden. This is a width of 11 metres out of a total of 12 metres.

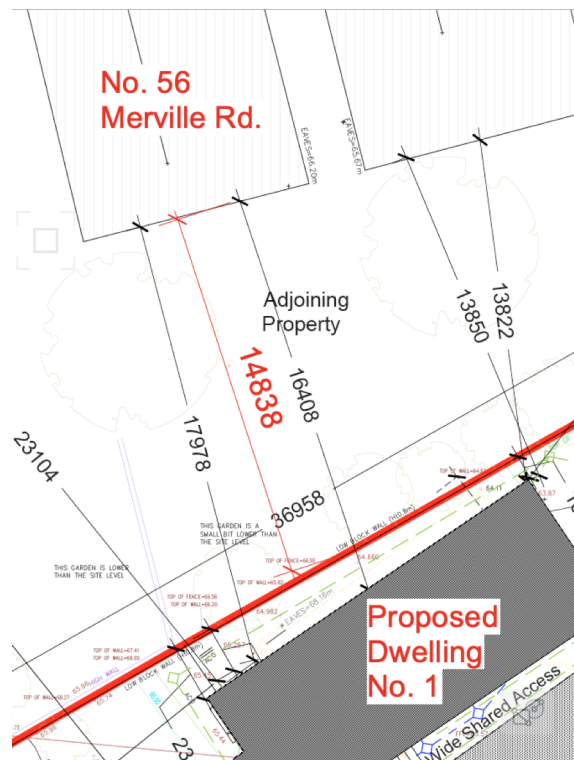
We lodged our clients' observation on 9th April 2026, and the acknowledgment letter received from Dún Laoghaire Rathdown County Council is included in this submission. Our clients' Observation was one of 5 observations lodged in relation to this application. The other four applications were from residents living on Waltersland Road.

The scale of the impact when viewed from our client's garden will be significant, due to two factors. The first being the distance from our clients' dwelling to the boundary between our clients' garden and the San Anton site, which at the mid-point is 14.838m, with just a further 1.57m being to the gable of the proposed dwelling. Currently there is a bungalow on this site at San Anton which is similar to many of the bungalow-style dwellings

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in the immediate neighbourhood. The first of the proposed 3-storey dwellings on the San Anton site is located in the same position as the San Anton bungalow itself, so it is possible to view the impact that it will have on our client's dwelling, directly from the garden itself.



The second significant factor is that the eaves level of the existing bungalow will change from being 4.147 metres above our client's garden to a new level of 7.519 metres. This is an additional height of 3.372 metres – an increase of 81%. This will have a significant effect on our client's garden, both in terms of light and visual impact.

We would ask that the Commission's inspector, when carrying out the appeal assessment, make arrangements to visit and inspect the impact of the proposed development when viewed from our client's garden.

A study of the planning documents submitted, together with the planner's report does not include a consideration of the impact of the San Anton proposal on No. 56 Merville Road – our clients' dwelling. Site sections / contiguous elevations are included but none show the impact of this proposal on our client's garden, which is the nearest and most affected dwelling impacted by the proposed houses. No 58 Merville Road was shown on the contiguous front elevation, but this dwelling, although the immediate neighbour to our clients' garden at no. 56, is further away and beyond the immediate impact of the large gable of the first of the proposed dwellings.

The Planner's Report refers to the site being located in Zoning Objective A, which seeks to provide residential development and improve residential amenity, while protecting existing residential amenities. It goes into significant detail regarding aspects of the Development Plan indicating how they are positively addressed in the proposal.

The Grant of Permission Decision also conditions aspects of the further information request, relating to boundary details, car parking, front garden details, surface water, nuisance and environmental concerns. However nowhere is the impact of the proposal on our clients' garden considered or addressed.

There is an option, which if included in a grant of permission by An Coimisiún by way of a condition would significantly reduce the scale and impact of the proposal on our client's garden, while at the same time meeting the ideals contained in the Development Plan regarding the provision of infill residential development. This would be to reduce the first dwelling from 2-storey over garden level to 1-storey over garden level. This would point to another provision referred to in the development plan – that of providing housing choice. 3-storey dwellings are not suitable for older persons wishing to downsize and at the same time stay within their local community. This option would take reflect this aspiration of the development plan. This option would reduce the 1st of the proposed dwellings from 230m² to 153m² – which remains a substantial dwelling. A dwelling of 153m² would represent an increase in area of 48.5% over the existing bungalow on this site. It would meet the aspirations of Section 4.3.2 of the Development Plan, while at the same time minimizing the impact of the scale and value of the development.

Our client has provided, as a relevant part of their appeal, a personal commentary on the potential impact of this proposal and its effect on the current environment of their rear garden, which is included with the attached documents.

We have provided two drawings, which seek to illustrate the impact of the proposal on our clients' garden. The drawings themselves provide measured detail on the impact of this proposal on our clients dwelling. All the floor levels shown on our drawings relate to the floor levels provided in the application – D26A/0276/WEB. The relative levels provided for 56 Merville Road can be checked on site.

For the reasons outlined in this letter together with the attached enclosures, on behalf of our clients, we are requesting An Coimisiún to condition any grant of permission to include reducing the first and nearest dwelling to No. 56 Merville Road from a 2-storey over garden level to a 1-storey over garden level dwelling.

Yours sincerely,

A handwritten signature in black ink that reads "Patrick Shaffrey." The signature is written in a cursive style with a large, stylized 'P' and 'S'.

Patrick Shaffrey B'Arch. MRIAI.
CPA Architects.

The following attachment are provided as part of this Observation:

- Acknowledgement letter from Dún Laoghaire Rathdown County Council.
- Architect's drawings.
- Clients' own observations.
- Payment of the appeal fee of €220