

Submission to An Coimisiún Pleanála

Proposed Development at San Anton, No. 2 Waltersland Road, Stillorgan

1. Introduction

We are the owners and occupiers of 56 Merville Road, immediately adjoining the proposed development at San Anton, No. 2 Waltersland Road.

We made an observation on the original planning application and wish, in the context of the appeal, to restate and refine our principal concern.

We are not opposed to the appropriate development of the San Anton site. Our concern is with the particular **scale, height, massing and positioning of the development now proposed and the resulting impact on the residential amenity of our home and garden.**

The central issue for us is straightforward. The existing relationship between the two properties is defined by a single-storey bungalow and a low, unobtrusive roofline. The proposed development would replace this with three substantial dwellings which, because of the levels across the site, would present towards our property as a significantly elevated, three-storey built form.

In our view, the resulting visual dominance and sense of enclosure would have a serious and lasting impact on the enjoyment and residential amenity of our home at No. 56 Merville Road.

2. Existing Residential Context

Merville Road forms part of a mature, long-established residential area characterised predominantly by low-rise bungalow development on generous plots.

We have lived at No. 56 for more than 30 years. Our main family living area opens directly onto the rear garden through large patio doors. The garden was comprehensively landscaped in 2018 to provide dining, seating and planted areas and functions in practice as an extension of our principal living space.

An important feature of the existing amenity is the open and relatively unobtrusive relationship with the adjoining property to the rear.

The San Anton site is presently occupied by a single-storey bungalow. Consequently, when viewed from our home and garden, the existing development has a low profile and limited visual presence.

That existing relationship is important when assessing the effect of what is now proposed.

3. The Particular Impact of the Proposed Development

The proposed development involves the demolition of the existing bungalow and its replacement with three detached dwellings.

Although described as two-storey over semi-basement, the proposed dwellings present as **three storeys when viewed from the rear and from our property.**

This is particularly significant because of the difference in ground levels between Waltersland Road and Merville Road. The land falls towards Merville Road, with the result that the proposed development would occupy an elevated position relative to our home and garden.

Accordingly, the impact experienced from No. 56 is materially different from the apparent scale of the development when viewed from Waltersland Road.

This difference in levels is, in our view, fundamental to a proper assessment of the proposal.

4. Scale, Massing and Overbearing Visual Impact

Our principal concern is the combined effect of the **height, massing, elevation and proximity** of the proposed development.

At present, the outlook from our principal living space and garden is towards a single-storey residential backdrop. Under the proposed development this would be replaced by a substantial 3-storey elevated built form, which would be a fundamental change in the relationship between the two sites and materially reduce the existing sense of openness to one of pronounced enclosure.

This impact arises irrespective of the detailed treatment of individual windows. Even where direct overlooking can be avoided or mitigated, the physical presence of a substantial three-storey elevation at this location would remain.

The accompanying architectural material and visualisation illustrate this relationship and, in particular, the significant contrast between the existing single-storey backdrop and the proposed built form.

5. Relationship with the Established Character of the Area

We recognise that established residential areas must accommodate appropriate new development and that the San Anton site is capable of redevelopment.

Our concern is not therefore with development in principle.

However, the immediate context of Merville Road is predominantly low-rise and characterised by bungalow-style housing and a strong sense of openness between properties.

The replacement of a single bungalow with three large dwellings, presenting towards Merville Road as elevated three-storey structures, in our opinion represents a substantial intensification of built form on this particular site.

In our view, the development as proposed, particularly when considered from the perspective of our dwelling does not achieve an appropriate transition between the new development and the established lower-scale residential properties adjoining it.

6. Property Valuation

A professional valuation report was submitted with our original observation. It estimated that the development as proposed could have a significant adverse effect on the value of our property.

We recognise that property value is not in itself the basis on which a planning appeal should be determined.

We therefore refer to the valuation report only as supporting evidence of the significance of the change in the relationship between the proposed development and our property. Our principal concern remains the planning issue of **residential amenity and, specifically, the overbearing visual impact arising from scale, massing, elevation and proximity.**

8. Requested Outcome

We respectfully ask An Coimisiún Pleanála, in determining the appeal, to give particular consideration to the impact of the development when viewed and experienced from No. 56 Merville Road, rather than solely from Waltersland Road.

In particular, we ask that consideration be given to measures which would:

- reduce the apparent height and massing of the development when viewed from our property;
- achieve a more appropriate transition between the proposed development and the established low-rise properties on Merville Road;
- reduce the sense of enclosure created by the proposed gable elevation facing our garden and

We are not seeking to prevent appropriate development of the San Anton site. We are asking that the development be designed at a scale and in a form that can coexist reasonably with the established homes immediately adjoining it.

Accompanying Material

This submission should be read alongside the relevant material previously submitted and the accompanying professional architectural material, photographs and visualisation illustrating the existing and proposed relationship between the development site and No. 56 Merville Road.

Signed

A handwritten signature in black ink that reads "Patrick Sheffery." The signature is written in a cursive style with a distinct dot at the end.

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Eoin & Marcella Flood

56 Merville Road