

16 September 2026

architecture



An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

RE: Appeal to planning ref: D26A/0525/WEB 'Lismore', Military Road, Killiney, Co Dublin, A96DK63 (ACA).

A Chara

We write on behalf of our clients, Daryl & Roxanna Krywonis, of 'Anstice Lodge' Military Road, Killiney to the East, an immediate neighbour to the above application.

It will be noted that we submitted an observation on the application & attach a copy of DLRCC acknowledgment of this. Our clients are concerned that the permission as granted will significantly impact the enjoyment & amenity of their property. We note there is a lack of some important information on the drawings to enable a full assessment of the impact of the extension will have.

1. Drawings:

We refer to the requirements of *SI 600 of 2001 Article 23*.

- a. There is no red line indicating where the actual boundary is on the floor plans or on the elevations.
- b. There are no drainage details.
- c. Any dimensions only highlight the largest dimensions & not the import narrowest or shortest distances.
- d. There is a lack of contours or spot dimensions between the two properties.
 - i. The new bedroom windows look directly out over our client's property to the south and there is concern, with no mitigation undertaken, that their privacy may be affected.

2. ACA Area:

We refer to the requirements of *SI 600 of 2001 Article 23 (1) (d) & (2)*.

- a. The property is within an ACA area & the conservation report is very limited and does not provide any photographs to establish the impact of the proposal.
- b. There are important, mature trees adjacent to the property & these are not indicated or noted.
- c. There is a general lack of drawings indicating the important, mature context that the property sits within.
- d. We noted DLRCC Conservation Departments recommendations
 - i. In the interest of protecting the character and appearance of Killiney ACA, the Conservation Division consider **that the proposal to add an additional**

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storey to the existing single storey dwelling is not inappropriate or suitable for this prominently located building within the ACA. It is our view that the proposal does not comply with Policy Objectives set out in the County Development Plan 2022-2028, notably HER13 which seeks to and Section 12.11.4. which states "*Where proposals include modifications and/or alterations, extensions or roof alterations affecting structures within an ACA these should be sensitively designed and sited appropriately, generally subsidiary to the main structure and not constitute a visually obtrusive or dominant form of development to the character of either the structures or its setting and context within the ACA*".

In summary, our clients are concerned with the proximity of the new second storey as its roofline will tower above Anstice Lodge – thus impacting its detached status. In addition, it is not clear if the new extension is oversailing the common boundary. If this proposal remained within the **original Cottage footprint** it would greatly reduce the detrimental impact on Anstice Lodge.

The scale of the extension as granted is out of character with the ACA context and it will overshadow and overlooks their property and will affect their enjoyment and amenity to their home.

We trust the board will take our clients concerns into account when assessing the application as granted.

Yours Sincerely



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