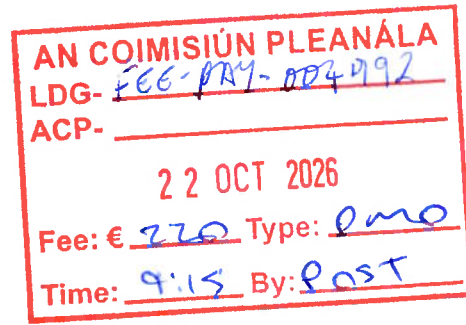


Ms. Sharon Byrne,
11 Hazel Hill,
Annacurragh,
Co. Wicklow

20th October 2026



RE: Planning appeal against the decision to grant planning permission for a new bay window with roof at first floor level on front elevation together with all associated works at 10 Hazel Hill, Annacurragh, Co. Wicklow.

Planning application ref. no. 26/60778

Applicant: Julianne Siron,
10 Hazel Hill,
Annacurra,
Co. Wicklow

Planning Authority: Wicklow County Council

Dear Sir / Madam,

I wish to appeal the decision by Wicklow County Council to grant planning permission for the above development at the neighbouring property to my house at 10 Hazel Hill, Annacurragh, Co. Wicklow. Enclosed please find my original objection to this development lodged with the Planning Dept, and receipt of same issued by the same Authority. This appeal centres on the protection of my privacy and the privacy of the amenity space of my property.

Firstly, I wish to point out that the drawings submitted to the Planning Authority were not a true representation of the actual dwelling in that a first- floor side window of the dwelling was omitted from the plans. I enclose a photograph of this window which overlooks my property.

Secondly there is a large sunroom constructed to the rear of the property which was not indicated on the plans. It is the responsibility of the applicant / agent to ensure an accurate representation of the plans is presented to the Planning Authority when submitting a planning application. This was not done, and the drawings submitted should have been rejected after the site visit by the Planning Officer was carried out and the planning application invalidated. The Planning Officer appears to have ignored the fact that the drawings attached to the planning application were not a true representation of the dwelling on site.

Furthermore, there was no contiguous street elevation submitted with the planning application which would clearly show the difference in levels between my dwelling and the applicants dwelling. This is significant in the appeal as the overlooking posed by this granted planning permission is exacerbated by the fact that the applicants dwelling is set at a significantly higher level than mine. A contiguous street elevation would have clarified the situation regarding the different levels. The site layout plan is also ambiguous in that it does not represent the full extent of the development on property no. 10. The footprint of the conservatory is not shown, nor is the studio building in the rear garden. This is a false representation of the extent of the development on the property.

My main concern, as I pointed out in my objection to this application the overlooking that this first-floor level bay window will impact on my property. I made a strong case for the side glazed panel overlooking my property to be frosted glazed and non-opening. However, my objection appeared to be ignored completely by the planning dept. and only a passing reference appeared in the planning officers report. This was most unsatisfactory as it appears that no regard has been had to the negative impact that this bay window will have on my property.

Please note that the planning application was lodged on 28th August 2026. The Planning Officers report states that the site visit was carried out on 17th September 2026. This was before the time limit for making observations had expired. My objection was lodged and validated within the 5-week time frame on 28th September 2026. So, my objection was not part of his paperwork when visiting the site and therefore could not have been taken on board as part of his assessment. It is strange that a passing reference was made in the planning report when the Officer did not have it to hand on site. It appears to be that the assessment was made prior to taking my objection into account. A simple planning condition regarding the insertion of the side glazing panel to be obscure glass and non-openable would have been sufficient to deal with this issue.

The establishment of this first- floor bay window where an existing balcony over a ground floor bay window is located brings a whole new use to this area of the dwelling which affects my property. The existing balcony is rarely used and only used occasionally during dry weather spells. However, the establishment of a permanent indoor bay window means the occupants have full and permanent view overlooking my property through the side glazing panel of the bay window. It will directly face my sitting room and given the difference in levels, it will be a total invasion of my private space. It will be most uncomfortable knowing that there could be overlooking taking place when I'm in my own home. This will have a major negative impact on my property and will devalue my property if this issue is not addressed which is the reason for my appeal. I have enclosed titled photographs of the issues raised herein for ease of reference.

While there is another dwelling within the estate which has developed a bay window at the upper floor level, it is a detached dwelling on an end site with no neighbouring dwelling affected by levels. I enclose a photograph of this dwelling for ease of reference

I now request in earnest that my concerns are taken into consideration, and should this upper storey bay window be granted, that a planning condition is attached to ensure a frosted glazed non opening panel be inserted in the site of the bay facing my house.

Thank, you for taking the time to assess this appeal and I look forward to your decision.

Yours sincerely,



SHARON BYRNE

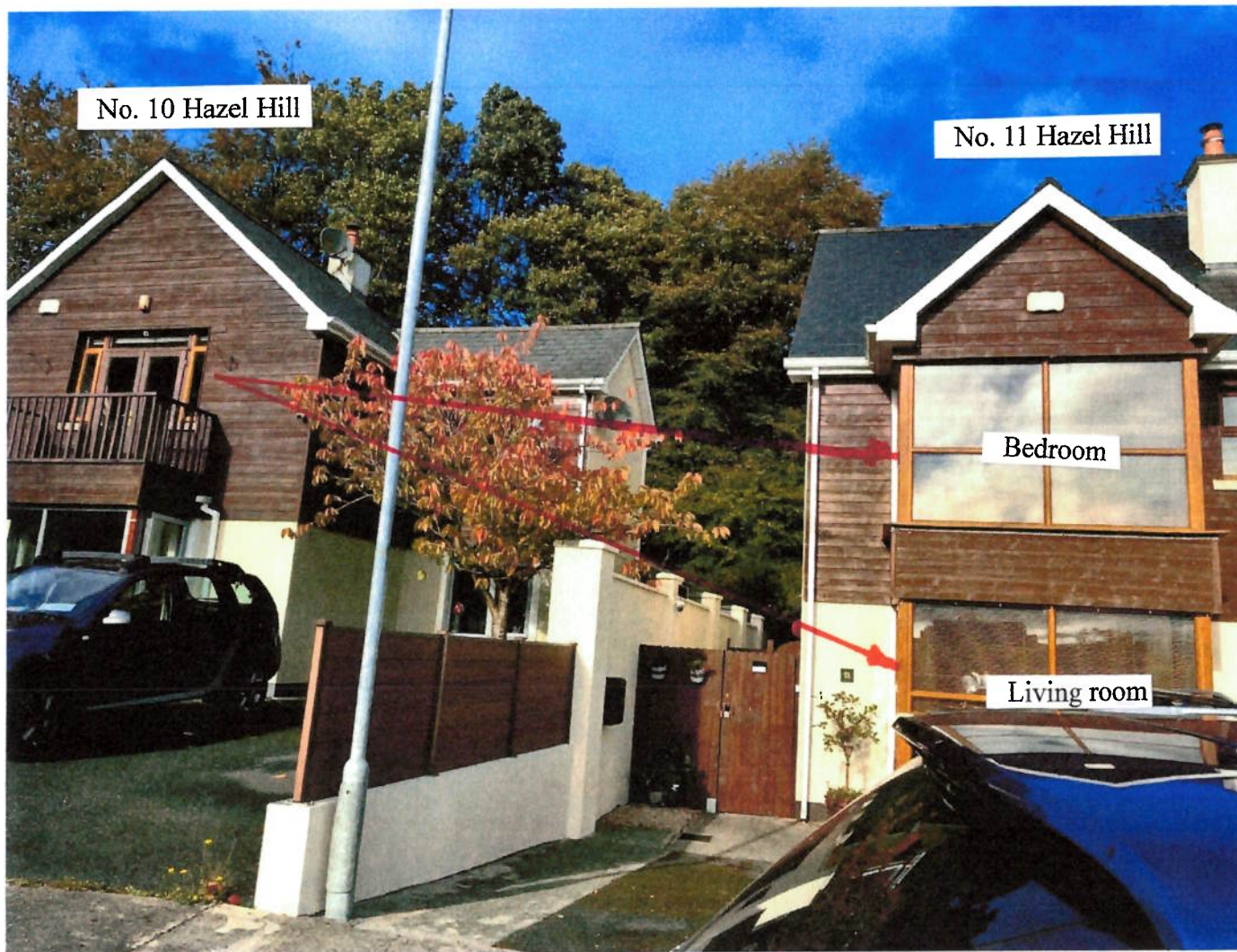
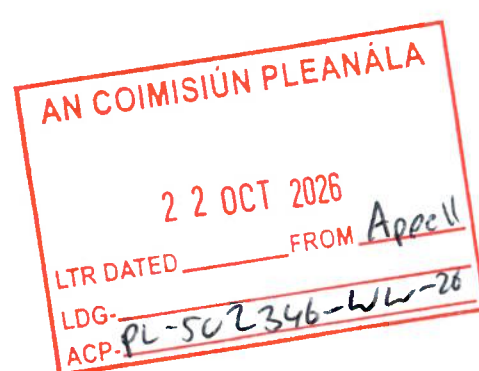


IMAGE INDICATING THE DIFFERENCE IN LEVELS
BETWEEN BOTH PROPERTIES



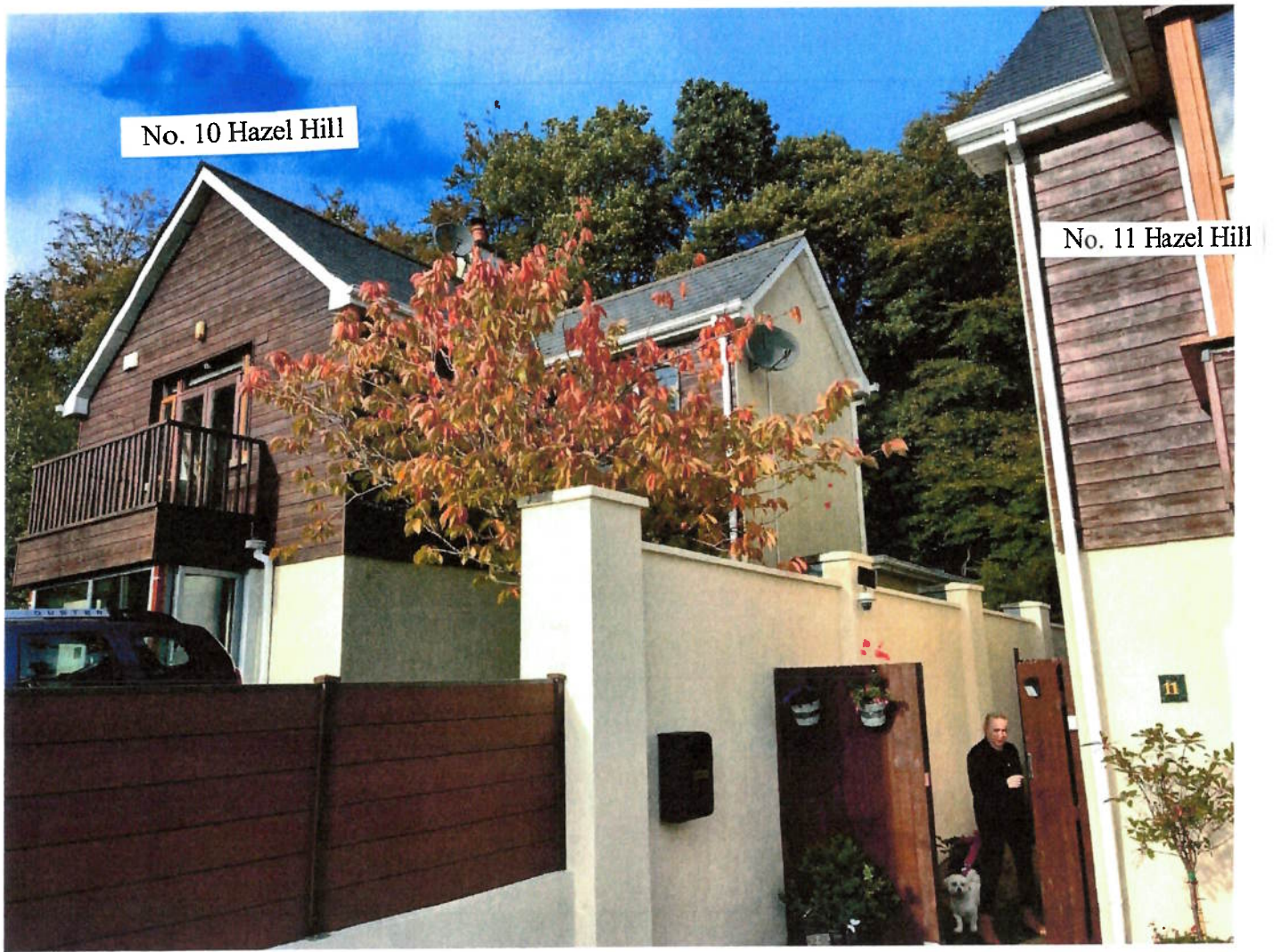


IMAGE INDICATING THE DIFFERENCE IN LEVELS
BETWEEN BOTH PROPERTIES

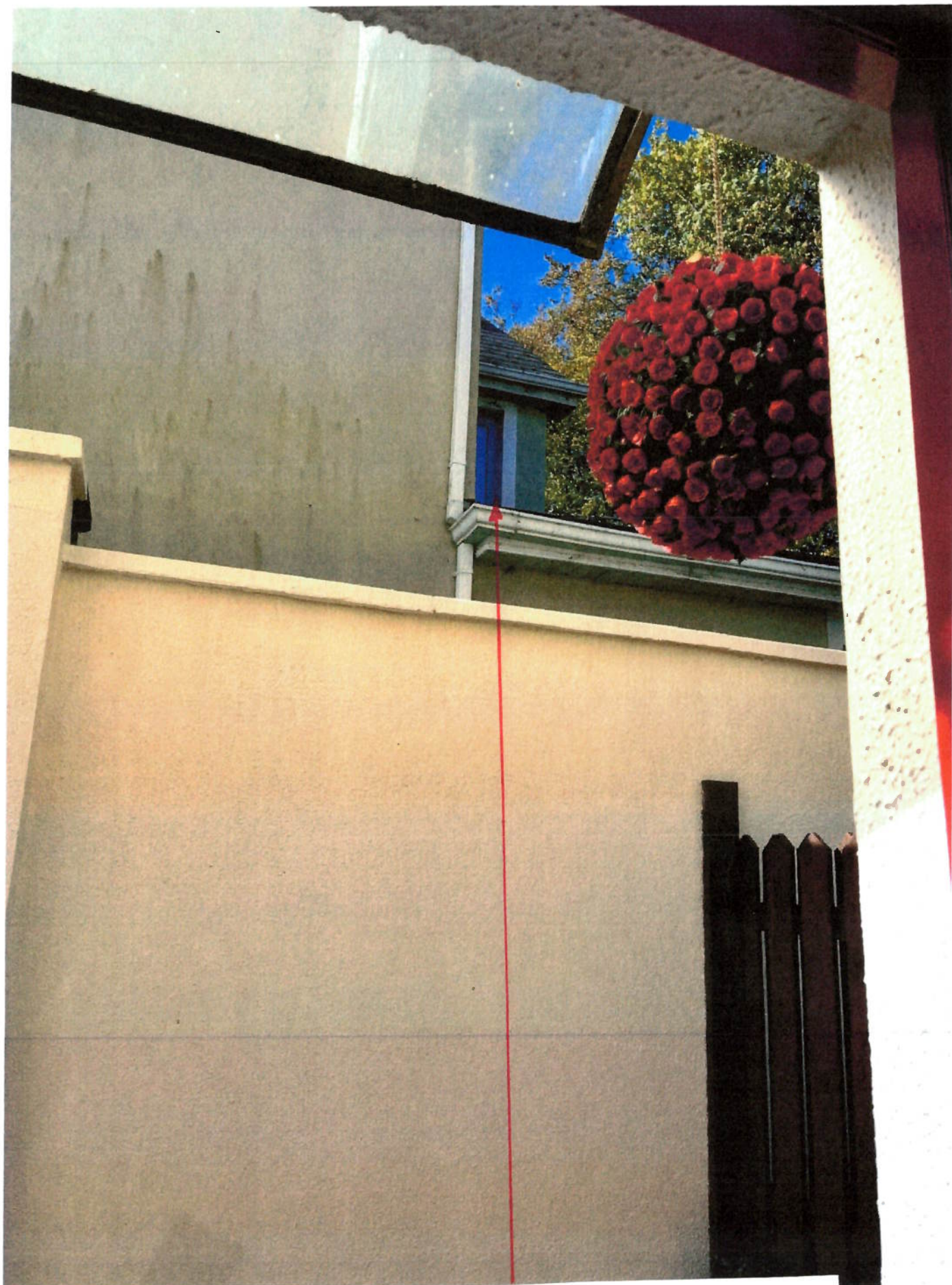


IMAGE INDICATING THE UPPER FLOOR GABLE WINDOW
THAT WAS NOT SHOWN ON THE PLANS AND WHICH OVERLOOKS
NO. 11 HAZEL HILL



IMAGE INDICATING THE SUN ROOM CONSTRUCTED TO THE REAR OF NO. 10 BUT NOT SHOWN ON THE PLANS

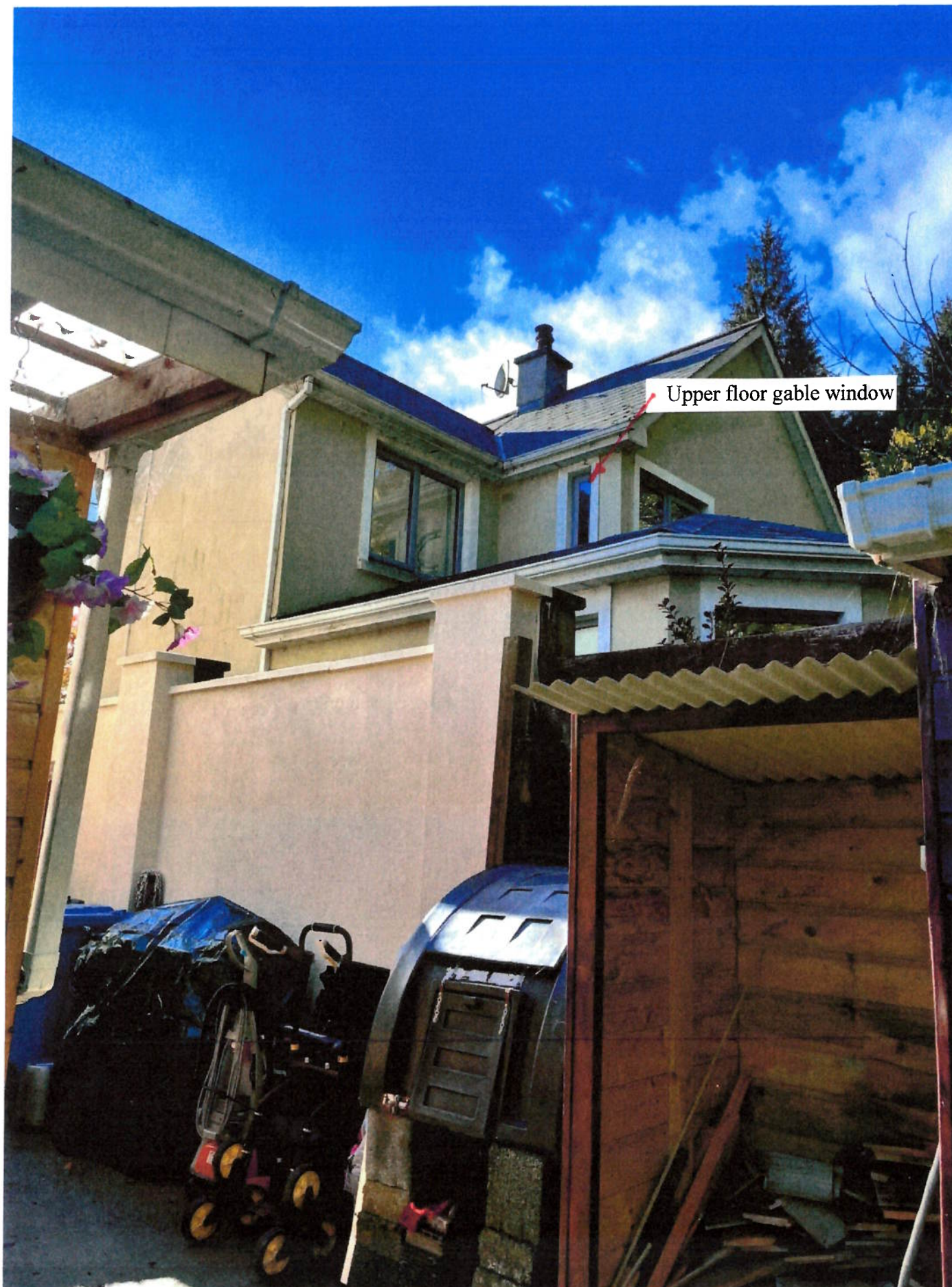


IMAGE INDICATING THE UPPER FLOOR GABLE WINDOW
THAT WAS NOT SHOWN ON THE PLANS AND WHICH OVERLOOKS
NO. 11 HAZEL HILL



IMAGE INDICATING THE DETACHED DWELLING IN THE ESTATE WHICH HAS THE UPPER FLOOR BAY WINDOW BUT DOES NOT OVERLOOK A CLOSELY LOCATED NEIGHBOURING DWELLING AT A LOWER LEVEL

The Planning Department
Wicklow County Council
County Buildings
Wicklow Town
Email to plandev@wicklowcoco.ie

25/09/2026

Ms. Sharon Byrne
11 Hazel Hill,
Annacurragh,
Co. Wicklow

Re: Planning Application Reference Number: 2660778

Applicant Name: Julianne Siron

Proposal: Construction of a front/side bay window at 10 Hazel Hill, Annacurra, Co. Wicklow

To Whom It May Concern:

I am writing to formally submit an observation/objection regarding the above-referenced planning application. I am a local resident and homeowner residing at the address noted above.

My objection is based strictly on proper planning and sustainable development considerations, specifically concerning the negative impacts that the proposed bay window will have on my residential privacy, overlooking and loss of personal space.

My primary concern with the proposed first floor bay window is the unacceptable loss of privacy it will cause to my adjoining property/garden at 11 Hazel Hill Annacurra. Because the side panels of the proposed protruding bay window angle directly down toward my private living space and front garden area, it creates a direct line of sight resulting in severe overlooking and loss of privacy. The property in question is on a higher elevation to my property and therefore will be looking down on my property.

There is already a pre-existing first floor side window to the rear of the property which is viewable from my front door and back garden which is also severely impacting my privacy and overlooking my property.

To mitigate this harmful impact on my property I request that the planning authority attach a strict, enforceable planning condition requiring that: all side-facing glass panes of the proposed bay window must be fitted with fully opaque (obscure/frosted) glass.

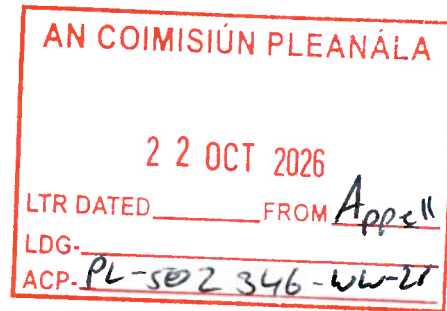
Thank you for considering my observations on this matter. I enclose the standard submission fee of €20.00.

Yours Sincerely,

Ms. Sharon Byrne

To: plandev@wicklowcoco.ie

The Planning Department,
Wicklow County Council,
County Buildings,
Wicklow Town.



Re: Inaccurate Drawings & Addendum: Planning Ref 2660778 (10 Hazel Hill)

Planning Application Reference: 2660778 (10 Hazel Hill)

Applicant Name: Julianne Siron

Proposal: Construction of a front/side bay window at 10 Hazel Hill, Annacurra, Co. Wicklow.

Observer: Ms. Sharon Byrne (11 Hazel Hill, Annacurragh, Co. Wicklow)

To Whom It May Concern,

I am writing to bring a serious omission in the applicant's submitted drawings to the attention of the Planning Officer, and to submit a formal addendum to my primary observation lodged on 25/09/2026.

1. Omission of Existing Window on Drawings

The submitted architectural drawings fail to display a pre-existing, first-floor side window to the rear of the property on the proposed elevations. This existing window directly faces my property (Number 11) and already causes significant overlooking. By omitting this existing window from the plans, the drawings fail to accurately represent the true **cumulative impact** that the proposed new bay window will have on my residential amenity. I respectfully ask the planning inspector to verify the presence of this unmapped window during the physical site inspection.

2. Request for Non-Opening (Fixed Shut) Window Pane on the East Elevation

Further to my formal request that the side-facing glass pane of the proposed bay window on the **East Elevation** be fitted with permanently opaque/obscure glass, I respectfully request that the Planning Authority mandate that this specific pane be **completely non-opening (permanently fixed shut)**. Because of the steep, top-down elevation drop facing my dipping driveway and entrance, any opening mechanism would completely compromise my privacy. If a completely sealed window is not deemed feasible under building regulations, I request that it be strictly fixed shut up to a minimum height of **1.7 metres** from the internal floor level.

3. Overbearing Impact and Severe Western Overshadowing

Number 10 sits directly to the West of my property. Due to the tight proximity of the houses and the fact that my property sits significantly lower down the slope, the physical protrusion of this first-floor bay window on the **East Elevation** will create an unacceptable, overbearing "wall effect." I am highly concerned that this projecting structure will prematurely block the afternoon and evening sun, causing a significant loss of natural daylight and sunlight to my side entrance area and primary front living space.

Thank you for linking this document to my primary valid submission and fee processed yesterday.

Yours Sincerely,
Ms. Sharon Byrne



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic, and Rural Development

Áras An Chontae / County Buildings Cill
Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

30/09/2026

Sharon Byrne
11 Hazel Hill
Annacurragh
Co. Wicklow

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 COIMSIÚN PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN COIMSIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

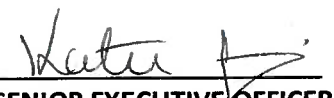
PLANNING AUTHORITY NAME Wicklow County Council

PLANNING APPLICATION REFERENCE No.2660778

A submission/observation in writing, has been received from
Sharon Byrne on 28/09/2026 in relation to the above planning application.

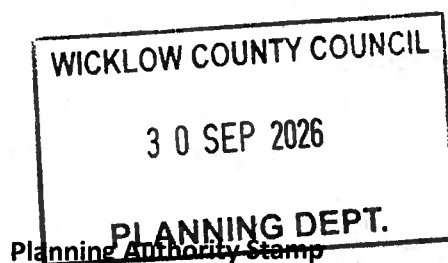
The appropriate fee of €0 has been paid. (Fee not applicable to prescribed bodies)

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.

PP 

SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT.

Date 30/09/2026



Planning Authority Stamp





Outlook

Fwd: Inaccurate Drawings & Addendum: Planning Ref 2660778 (10 Hazel Hill)

From Sharon Byrne <sharanhbyrne@gmail.com>

Date Thu 08/10/2026 14:18

To eugene alphalandesign.com <eugene@alphalandesign.com>

Begin forwarded message:

From: Katie Finn <KFinn@wicklowcoco.ie>

Date: 30 September 2026 at 13:39:18 IST

To: sharanhbyrne@gmail.com

Subject: RE: Inaccurate Drawings & Addendum: Planning Ref 2660778 (10 Hazel Hill)

Hi Sharon,

I wish to acknowledge receipt of your submission and to advise it has now been processed and I have sent an acknowledgment in the post.

Kind regards,

Katie Finn

Oifigeach Cléireachais - Clerical Officer

Pleanáil, Forbairt Eacnamaíoch & Tuaithe - Planning, Economic & Rural Development

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin - WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96

Phone: (0404) 20148 Website: <http://www.wicklow.ie>

Ext: 2188 : kfinn@wicklowcoco.ie



Comhairle Contae Chill Mhantáin
Wicklow County Council

From: Sharon Byrne <sharanhbyrne@gmail.com>

Sent: Saturday 26 September 2026 11:46

To: Planning - Planning and Development Secretariat <plandev@wicklowcoco.ie>

Subject: Inaccurate Drawings & Addendum: Planning Ref 2660778 (10 Hazel Hill)



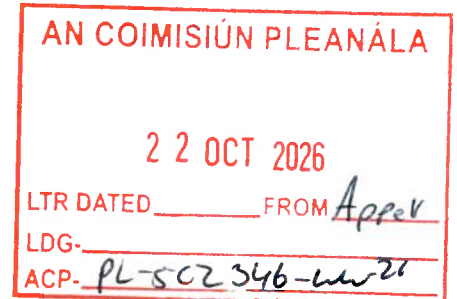
Outlook

Fwd: Your submission has been sent

From Sharon Byrne <sharanhbyrne@gmail.com>

Date Thu 08/10/2026 14:18

To eugene alphaplandesign.com <eugene@alphaplandesign.com>



Begin forwarded message:

From: OnlinePlanning <onlineplanning@planning.localgov.ie>

Date: 25 September 2026 at 16:38:32 IST

To: sharanhbyrne@gmail.com

Subject: Your submission has been sent

Reply-To: OnlinePlanning <onlineplanning@planning.localgov.ie>

Dear Sharon Byrne,

Thanks for sending your submission regarding application 2660778.

Your submission has been assigned with Online Reference Number:
150000053511.

Your submission will be reviewed by Wicklow County Council and will be acknowledged if the planning authority considers that it complies with regulation.

You are advised that no fee shall be payable if a submission or observation is accompanied by a copy of the acknowledgement from the Planning Authority of the original submission/observation. **Failure to furnish a copy of either the signed acknowledgement or the appropriate fee will result in your submission/observation being deemed invalid and returned to you** (No fee payable if a Prescribed Body)

Your submission will be returned if the planning authority considers that it does not comply.

Yours faithfully,
Wicklow County Council



Outlook

Fwd: Payment details regarding your submission

From Sharon Byrne <sharanhbyrne@gmail.com>

Date Thu 08/10/2026 14:17

To eugene alphaplandesign.com <eugene@alphaplandesign.com>

Begin forwarded message:

From: OnlinePlanning <onlineplanning@planning.localgov.ie>

Date: 25 September 2026 at 16:38:31 IST

To: sharanhbyrne@gmail.com

Subject: Payment details regarding your submission

Dear Sharon Byrne,

We have received your payment in regard to submission with Online Reference Number 150000053511.

Please find payment details below:

- Amount: €20,00
- Receipt No.: 59897
- Payment Transaction No.: 17903506404622991
- CRM Transaction No.: 150000053511
- Planning Application Reference No.: 2660778

Paid on: 25/09/2026 04:37pm

Yours faithfully,
Wicklow County Council

A Sharon Byrne, a chara,

RE: 150000053511.

Is maith linn a dheimhniú leat go bhfuarthas d'íocaíocht fa choinne do aighneacht le uimhir thagartha ar líne.

