



An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902

<b>AN BORD PLEANÁLA</b>	
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ABP-	_____
24 JUN 2021	
Fee: €	_____ Type: _____
Time: _____	By: <u>Reg post</u>

16<sup>th</sup> June 2021

**Re: Construction of Single Story Extension at 14, The Drive, Ocean Links, Strandhill, Co. Sligo.**  
**Your Case Number: ABP-310352-21**  
**Planning Authority Ref. No: ED420**

Dear Sir/Madam,

I am writing to you on behalf of my clients, Dominic and Stephanie Galwey who are the owners of 14, The Drive, Ocean Links, Strandhill, Co. Sligo. They purchased the property a number of years ago and from the outset it was their intention to construct a modest single storey extension to the rear of the property. I was involved in the design of the proposed extension.

On the 9<sup>th</sup> December 2020 my clients applied to Sligo County Council for a planning exemption in accordance with Section 5 of the Planning and Development Act, 2000 (as amended). This was granted on the 13<sup>th</sup> January 2021 and the file reference is **ED/411**.

From mid March, 2021 there began a series of correspondence between my clients' neighbours and Sligo County Council after my clients and spoken to them about their development intentions and culminating in this action.

Their neighbours, David and Orla Kenny of 13, The Drive, Ocean Links, Strandhill, Co. Sligo have referred the proposed development to you, An Bord Pleanála, and have outlined their issues with it. I welcome the opportunity to address these issues as my clients have been very open about their intentions with both their neighbours and Sligo County Council. I also attach a series of computer generated Sun/Shade studies to indicate and prove that the proposed extension shall have no detrimental effect on the Kenny's property in terms of light and shade.

I wish to address the following issues which my clients' neighbours have highlighted as being of most concern to them:

1. My clients' proposed extension is a single story extension with a 450mm level change to facilitate a definition of the living area within the house. The current ground floor level of my clients' property is approximately 950mm-1000mm lower than the ground floor level of the Kenny's property. As a result the highest floor level of the proposed extension will be 500mm-550mm lower than the Kennys' existing ground floor level. The high level strip window is purely for the ingress of light and

does not lead to any overlooking of their neighbour's property as the cill level shall be between 1700mm and 1800mm above finished floor level.

2. My clients' property is located **West North West** of their neighbours' property. In addition and as already covered in this letter, the ground floor level of my clients' property is approximately 950mm-1000mm lower than the Kenny's property. As a result there will be no loss of light and/or overshadowing resulting from the construction of the single storey extension. I include with this response two drawings showing computer generated Sun/Shade studies for various times over daylight hours throughout the year. One drawing, **1-10-A** shows the existing conditions and drawing **1-11-A** shows the conditions after the extension is constructed. As can be seen the construction of the extension has no detrimental effect on the Kennys' property in terms of light and shade.
  
3. The complainant states that the extension is not "in keeping with the estate". I do not understand the logic or the relevance of this statement as the proposed extension is located wholly to the rear of my clients' property and is not interfering with the neighbouring properties. My clients are sensitive to their neighbours concerns and have been open with them regarding their intentions.

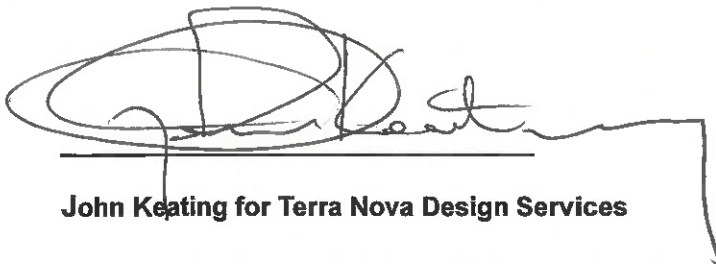
In conclusion we strongly contend that because of the location of my clients' property in relation to the Kenny's property at 13, The Drive, Ocean Links, Strandhill, Co. Sligo the size and height of the proposed extension will not be adversely affect their property in terms of light and overshadowing.

I enclose the following documentation in support of this application:

<b>Dwg No:</b>	<b>1-01 A</b>	<b>Existing Floor Layouts</b>	<b>1:100</b>
	<b>1-02 C</b>	<b>Proposed Ground Floor Level</b>	<b>1:100</b>
	<b>1-03 D</b>	<b>Proposed Elevations</b>	<b>1:100</b>
	<b>1-05 A</b>	<b>Exterior Views</b>	<b>N.T.S</b>
	<b>1-10 A</b>	<b>Sun/Shade Study - Existing</b>	<b>N.T.S</b>
	<b>1-11 A</b>	<b>Sun/Shade Study - Proposed</b>	<b>N.T.S</b>

I trust that this is in order and I wish to reassure you that I and my clients are always available should there be any additional queries regarding this matter.

Yours faithfully,



**John Keating for Terra Nova Design Services**