

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0562/P	Alex Bank	17/05/2021 11:59:29	COMMNT	<p>I write in my capacity as a local resident concerned about the impact of the proposed development will have on the amenity of properties along Wicklow Street. The new volume is an over development of a tiny site and will be overbearing in my judgement as an architect. The set back at 2F level and the roof terrace facing the street in this instance does not feel appropriate for the conservation area. I am also of the opinion that the proposal harms the setting of the listed Derby Lodge building by obscuring much of its gable wall.</p> <p>The new windows above ground floor level could compromise privacy of adjacent residential properties. I am also concerned that sunlight / daylight might be reduced in residential properties beyond acceptable guidelines. In particular I am worried about the VSC of windows to houses and the pub along the south side of Wicklow Street being compromised.</p> <p>Has a sunlight / daylight study been made? I cannot see one and until the data is available I must object to the application. I would have appreciated some neighbourly engagement and consultation from the applicant on the proposal in advance of submitting the application.</p>
