

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0439/21

Reg. Reference: SD21B/0064 **Application Date:** 12-Feb-2021

Submission Type: New Application **Registration Date:** 12-Feb-2021

Correspondence Name and Address: Rory O'Brien 9, Ardeevin Drive, Lucan, Co. Dublin

Proposed Development: Alterations to existing dwelling to include demolition of existing single storey garage; single storey rear extension and garden shed; removal of first floor dormer and chimney; new external insulation ; new windows and roof windows; new dormer to the west; construction of new two storey extension to the east and a single storey extension to the rear of the site; overall increase of the floor area will be 86.55sq.m; all associated site works.

Location: 9, Ardeevin Drive, Lucan, Co. Dublin

Applicant Name: Rory O'Brien

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.0619 Hectares.

Site Description:

The site is located within Ardeevin Drive, Lucan. The existing dwelling is a detached gable fronted two-storey bungalow dwelling. The dwellings within the estate have a standard character. The street is characterised by mature planting, which adds to the visual amenity and private amenity of the area.

Proposal:

Alterations to existing dwelling to include:

- demolition of existing single storey garage;
- Construction of a single storey rear extension and garden shed;
- Removal of first floor dormer and chimney; new external insulation; new windows and roof windows; new dormer to the west;
- construction of new two storey extension to the east and a single storey extension to the rear of the site; overall increase of the floor area will be 86.55sq.m; all associated site works.

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Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage – Recommend Refusal.

There is an existing 225mm public surface water sewer traversing the site to the east. The proposed development is too close to the surface water sewer at approximately 2m.

Irish Water – Additional Information.

Irish Water records show that there is an existing 225mm public wastewater sewer traversing the site to the east.

SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

Submissions were submitted from third parties. The main issues raised are summarised below:

- Adjacent dwelling, No. 7 Ardeevin Drive, Lucan, welcomes the renewal of the property but have concerns of overlooking from the proposed western dormer window to the side of the property. The proposed dormer looks directly into the kitchen and side area of No.7 and would have a negative impact on the privacy of this property.
- Ardeevin Residents Association state the houses are not two storey. Issues of overlooking to neighbouring properties to the west are envisaged and the proposal sets an undesirable precedent. Refusals have been evident in the past.

The issues raised in the third-party submissions have been considered in assessing this planning application.

Relevant Planning History

None recorded for subject site.

Adjacent Sites:

SD04B/0465 - No 17, Ardeevin Drive, Lucan, Co Dublin. SDCC **Granted Permission** for the construction of 2 storey extension to rear and alterations to existing dwelling to include: demolition of existing extension to rear, modifications to existing extension to side, additional dormer and new velux roof lights to existing roof and associated site works.

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site

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Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

Policy H18 Residential Extensions:

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 2:

- To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

Side extensions:

- If the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.
- Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.
- Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not

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seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.

- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

Section 4: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.

- It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide. The change of use is considered acceptable.

Residential & Visual Amenity

The proposal in principle is considered acceptable, however the main issues for consideration are compliance with Council policy and impact on residential/visual amenity. The proposed

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development is in an area with a zoning objective RES - 'To protect and/or improve Residential Amenity'.

Western Side Dormer Window

It is considered that the close proximity to the neighbouring dwelling to the west may cause undue overlooking and have a negative impact on the privacy of No. 7 Ardeevin Drive. The dormer extension would be viewed directly from the ground floor windows of No.7 and from the private amenity space to the side of the property. Thus, the proposal would contravene the zoning objective which seeks 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

The applicant should be given the opportunity to address the design by way of **Additional Information**. Having regard to Dormer Extensions' of the South Dublin County Council House Extension Design Guide (2010)

Eastern Side Extension

Having regard to the height and depth of the extension along the eastern boundary with No.11 Ardeevin Drive, it is considered that the proposed extension may be significantly injurious to the amenities of No.11, from loss of light and privacy. The extension would reduce the amount of light and privacy to the habitable room windows of the ground floor despite the fact that the habitable room windows are set in from the boundary. It is considered that the height and scale of the side extension would also appear unbalanced when viewed from the main road and is not considered subservient to the main dwelling. Thus, the proposal would contravene the zoning objective which seeks 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

The applicant should be given the opportunity to address the design by way of **Additional Information**. Having regard to Section 4 Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

Rear Extension

Having regard to the substantial depth of the proposed rear extension that projects 6.4m from the rear building line and combined with the proposed eastern side extension is a total of 14.4m, it is considered that the overall length of the rear structure would be visually obtrusive and impact negatively on the amenities of the property at No.11 Ardeevin Drive. Thus, the proposal would contravene the zoning objective which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

The planning authority is not opposed to a substantially reduced rear extension. The applicant should be afforded an opportunity by **Additional Information** to reduce the depth, size and overall impact of the proposed side/rear extension and should as a minimum not extend beyond 4m from the existing rear building line of the dwelling. This is in order to be consistent with the guidance set out in Section 4 of the South Dublin County Council House Extension Design Guide (2010) *Do not*

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overlook, overshadow or have an overbearing impact on neighbouring properties. Furthermore, the reduction in the length of the proposed rear extension will provide rear amenity that is required (see Rear Amenity Space section of this report, below)

The proposed extension would fail to appear subservient to the main dwelling and would not complement it by its symmetry. It is considered that a two-storey side extension and a single storey rear extension that is significantly reduced in depth could be accommodated on this site provided the above issues are addressed. In this context the applicant is required to address this by **Additional Information**.

Rear Amenity Space

The proposal would result in the substantial loss of existing rear garden space. The 86.55sq.m extension provides circa. 45.68sq.m of left over private rear open space. The minimum private open space requirement in Table 11.20: *Minimum Space Standards for Houses* in the County Development Plan is 60sq.m for a three-bed dwelling and the minimum standard is not achieved. It is considered that the proposed development would not provide sufficient residential amenity for future occupants and therefore would be contrary to the Development Plan provisions.

The applicant should be given the opportunity to address the design by way of **Additional Information**. Having regard to rear amenity space of the South Dublin County Council Development Plan.

Services & Drainage

Water Services recommend refusal as follows:

South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing the site to the east. The proposed development is too close to the surface water sewer at approximately 2m. The nearest point of the building must not fall within a 45-degree line of influence from the base of the pipeline trench to avoid loading from structures being imposed onto the sewer. In this instance this requires a minimum set back distance of 4m from buildings to the outside diameter of the 225mm surface water sewer to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.

1.2 The applicant has shown the surface water run-off from the proposed development to be connected into a combined drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. This should be achieved via the use of further Sustainable Drainage Systems (SuDS)

Refusal is recommended as the development would be prejudicial to public health and proper planning and would result in adverse effects to the structural integrity of the adjacent surface water sewer. The development would also result in inadequate space provided to allow for access to the sewer for maintenance purposes or in the event that the sewer required replacing.

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Notwithstanding the Refusal Reason from the Surface Water Drainage Department and having regard to the above side/rear extension design changes requested, the applicant should be given the opportunity to address this reason for refusal by way of **Additional Information**.

Irish Water recommend Additional Information subject to following:

The applicant shall engage with Irish Water by submitting a pre-Connection Enquiry (PCE) to assess feasibility of connection to the public water/waste water infrastructure. The outcome of the PCE is to be submitted as a response to RFI.

- The applicant shall engage with Irish Water's Diversions Section to assess feasibility of existing design and an alternative design which accommodates IWs minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted as a response to RFI.
- The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.

The above **conditions** shall apply in the event of a grant of permission.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Extension:	86.55sq.m
Demolition:	26.65sq.m
Assessable Area:	19.9sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential
Floor Area:	86.55sq.m
Land Type: Brownfield/Urban Consolidation.	
Site Area:	0.0619 Hectares.

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Conclusion

Having regard to the depth and scale of the development and its proximity to neighbouring properties private amenity space and habitable room windows, and also regard to the excessive depth of the proposed single storey rear extension which would delineate the rear open space, in conjunction with and the concerns from the water departments, it is deemed appropriate to request **Additional Information**.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing the site to the east. The proposed development is too close to the surface water sewer at approximately 2m. The nearest point of the building must not fall within a 45-degree line of influence from the base of the pipeline trench to avoid loading from structures being imposed onto the sewer. In this instance this requires a minimum set back distance of 4m from buildings to the outside diameter of the 225mm surface water sewer to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer. Notwithstanding the existing structure, the proposed rear extension could potentially exacerbate any negative impacts and in the interests of public health should be redesigned and relocated away from this 225mm surface water. The applicant is therefore requested to reconsider the proposed design and submit the following:
 - A revised layout that would not be prejudicial to public health and would have a setback distance of 4m from proposed extension to the outside diameter of the 225mm surface water sewer to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.
 - A revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. This should be achieved via the use of further Sustainable Drainage Systems (SuDS)Prior to replying to this Additional Information request, you should take the opportunity to liaise with the Environment Department.
2. The Planning Authority also has significant concerns with regards to the length of the single storey rear extension (6.4m long) and its impact on neighbouring residential amenity, loss of rear private amenity space and the visual impact of the extension. The applicant is therefore requested to review the SDCC House Extension Design Guide and submit a revised design with the following requirements:
 - The proposed extension should be reduced in length and should not extend further than 4m beyond the original rear building line of the house.
3. The proposed development would result in the substantial loss of existing rear garden space and it is considered that sufficient space is not provided to achieve an acceptable

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residential amenity for future occupants. The applicant is requested to delineate and state the remaining rear amenity space in the context of a revised proposal. Please note the private open space requirements for dwellings in the County Development Plan and provide a detailed rationale for any reduction below the stated minimums.

4. The applicant is advised that the Planning Authority has concerns in relation to the design of both side dormer extensions, in particular their close proximity to the neighbouring dwellings to the west and east, which may cause undue overlooking and have a negative impact on the privacy of the adjacent properties. The height and scale of the eastern dormer extension (Walk in Wardrobe) is of particular concern as, from the drawings it appears unbalanced when viewed from the main road and is not considered subservient to the main dwelling. The applicant is requested to submit revised dormer designs that are consistent with the requirements of 'Dormer extensions' of the South Dublin County Council House Extension Design Guide (2010) and submit a rationale for the proposed re-design. Revised floor plans, sections and contiguous elevations should be submitted with the additional information response.
5. The applicant is requested to submit a revised site layout plan at a scale of 1:500 clearly showing development in the immediate vicinity of the subject site, in particular existing housing development to the rear of the site. This is to ensure that a full assessment can be made and in the interests of clarity.

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REG. REF. SD21B/0064

LOCATION: 9, Ardeevin Drive, Lucan, Co. Dublin

B Henn

**Barry Henn,
Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 08/04/2021

Tracy McGibbon

**Tracy McGibbon,
A/Senior Executive Planner**