

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0647/21

Reg. Reference: SD21B/0163 **Application Date:** 24-Mar-2021
Submission Type: New Application **Registration Date:** 24-Mar-2021

Correspondence Name and Address: Justin Whitty, Nicholas Mernagh Architects
Mullanour, Co. Wexford

Proposed Development: Erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works.

Location: 38, Whitehall Road, Dublin 12

Applicant Name: Jeff & Cathy Murphy

Application Type: Permission

(DF)

Description of Site and Surroundings:

Site Area:

Stated as 0.06ha

Site Visit: 14th April 2021

Site Description:

The subject site is located on Whitehall Road within an established residential area and contains an existing semi-detached house with a rear garden. The surrounding streetscape is characterised by predominantly similar semi-detached houses, and bungalows. The adjacent bungalow unit is detached and located on Whitehall Road/Whitehall Gardens.

Proposal:

The proposed development comprises the erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works.

SEA Sensitivity:

No overlap identified with relevant environmental layers.

Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

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Consultations:

Water Services-Further information requested.

Irish Water- Further information requested.

Submissions/Observations /Representations

Final date for submissions 27/4/21. A number of objections were received which include the following:

- Impact on light of adjacent property, including bedrooms.
- Inaccurate statement regarding a previous grant of permission.
- Impact on quality and living conditions of the adjacent property.
- Information online not available for a number of weeks.
- 4th application lodged since 1996.
- No opportunity to allow neighbour's architect to liaise with the applicant to discuss issues.
- Concerns regarding flooding and raising the floor level of the applicant's property.
- Impact on rear sunlight expose of adjacent property.
- Reduce height of ground floor extension by 200mm.
- No alterations to the existing ridge height.
- Any front planting to be of the low growing variety.
- Privacy protected to the rear of property including during construction using appropriate hoarding.
- Party property line needs to be agreed.
- Appropriate planning conditions are required regarding working hours and other nuisances including noise.

Relevant Planning History

Subject site

SD01B/0576. storey extension at side. (16.937sq.m).

Request AI

S99B/0019. Single storey extension at rear.

Grant Permission

Adjacent sites

SD09A/0049. Construction of a 1-bedroom bungalow.

Refuse Permission

S01A/0285. 2 storey 3 bed dwelling to rear of 40 Whitehall Road.

Refuse Permission

Relevant Enforcement History

None active

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Pre-Planning Consultation

None recorded for the subject site.

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

Section 2.4.1 Residential Extensions

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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *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.*

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For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning

Authorities, Department of the Environment, Heritage and Local Government (2008).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 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).

Assessment

The main issues for assessment relate to Zoning and Council policy, and Residential and Visual Amenity.

Zoning and Council policy

The site is located in an area with zoning objective 'RES', '*To protect and/or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan regarding extensions (not including design which is addressed within the 'residential and visual amenity' section of the report).

Residential and Visual Amenity

- An upstairs master bedroom is proposed. The downstairs extension comprises an extended dining room area. The internal areas conform to the 2007 Quality Homes for Sustainable Communities.
- The rear extension projects 4.3m and is 3.35m in height.

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- The hipped roof is extended by approximately 4m.
- No windows are proposed on the first floor of the side elevation facing No. 40.
- The rear amenity area will exceed c324sq.m and exceed the CDP requirements.
- No terraces or balconies are to be allowed on the rear flat roof extension. This will be addressed via a suitable panning condition in the event of a grant of permission.
- External materials must match those of the existing dwelling. An appropriate planning condition will address this.

The Planning Authority is satisfied that the proposed works will not have an adverse impact on the residential amenity of the adjacent properties. The appearance of the dwelling is considered acceptable and conforms to the South Dublin House Extension Design Guide and CDP.

Water Services

Water Services has requested further information regarding surface water drainage plans and a flood risk assessment. Irish Water has also requested foul water drainage plans via additional information.

The Planning Authority is satisfied that further information is warranted.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

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.

Other considerations

Development Contributions

The proposed development comprises the erection of alterations and extensions to an existing dwelling house consisting of a single storey extension to the rear and a two storey extension (over existing garage to side) together with associated and auxiliary accommodation and site works.

Permission for Residential extension:

Known previous extension to property: 16.937sq.m

Additional floor area 45sq.m

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Assessable area: 5sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	45m2
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.06ha

Conclusion

The proposed development is deemed to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and the South Dublin County Development Plan 2016 – 2022. Further information is required in relation to the absence of a flood risk assessment.

Recommendation

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

1. The proposed development site is located within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit a site-specific flood risk assessment report for the development in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of mitigation measures and design features to be implemented on site to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.
2. The applicant is requested to submit surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems, then the applicant is requested to submit a Letter of Agreement from Irish Water to the planning authority prior to the commencement of development which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network. If a soakaway is proposed the applicant is requested to submit the following:
 - (a) a report showing site specific soil percolation test results and design calculations for

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the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

(i) At least 5m from any building, public sewer, road boundary or structure.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

(iv) 10m from any sewage treatment percolation area and from any watercourse/floodplain.

(v) Soakaways must include an overflow connection to a public surface water sewer where possible.


3. Prior to the commencement of development the applicant shall submit for approval foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all A_j's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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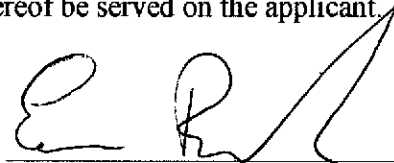
LOCATION: 38, Whitehall Road, Dublin 12



**Tracy McGibbon,
A/Senior 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: 18/5/21



Eoin Burke, A/Senior Planner