

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/0767/21

**Reg. Reference:** SD21B/0216      **Application Date:** 14-Apr-2021  
**Submission Type:** New Application      **Registration Date:** 14-Apr-2021

**Correspondence Name and Address:** Paul O'Connell & Associates 8, Beech Grove, Lucan, Co. Dublin

**Proposed Development:** Removal of part of the existing two storey dwelling at the side and the single storey part at the rear; construction of a three storey pitched roof extension to the side including roof windows on the front and rear slopes; 2nd floor space will be incorporated within/under the pitched roof slopes; a single storey pitched roof extension to the front; a single storey flat roof extension to the rear including roof windows; miscellaneous works including internal alterations and changes to elevations including to existing and new doors and windows; new window on the existing rear roof slope of the pitched roof; widen pedestrian and vehicular access from the public footpath and roadway to provide additional off-street parking.

**Location:** 80, Glenaulin Green, Dublin 20

**Applicant Name:** Dr. Shahid Nabi

**Application Type:** Permission

(BH)

### Description of Site and Surroundings:

#### Site Area

0.03 Hectares.

#### Site Description

The application site consists of a two storey, detached house that is located in Glenaulin Green. The area to the north, south and west is predominantly residential in nature and there is a large area of open space to the east.

#### Site visited

18<sup>th</sup> May 2021.

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### **Proposal:**

Permission is sought for the following:

- Three storey side extension
- Single storey front extension
- Single storey rear extension
- Doors and windows
- Rooflights
- Widening of pedestrian and vehicular access

### **Zoning:**

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

### **Consultations:**

Irish Water – no objection

Parks – no response received

Roads – no objection subject to conditions

Water Services – additional information

### **Submissions/Observations /Representations**

Submission expiry date – 18/05/2021

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for 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*

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

### **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).

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Parking and Access
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

### ***Zoning and Council Policy***

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

### ***Residential and Visual Amenity***

#### **Three storey side extension**

The proposed extension would have a full gabled roof that would match the pitch of the existing roof. The extension would extend from the front to the rear building line and would extend above the ridgeline of the existing roof to accommodate an additional bedroom. Generally, the height of extensions is normally required to be set below or equal to the height of the original roof. In this case the property is on the end of a row of houses, on the bottom of a slight slope due to the topography of the site, and there is a distance of approximately 12m between the application site and neighbouring site to the north which would reduce any impact on residential amenity. Therefore, based on the site-specific circumstances, this aspect of the proposal is considered to be acceptable. However, in order to soften the visual impact of the extension the inclusion of a Dutch hip is recommended.

There are concerns with the bedroom that is proposed on the second floor at attic level in terms of residential amenity. The bedroom would only be served by two rooflights that would offer very little in terms of outlook. It is therefore recommended that the applicant submits a revised design to

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address this issue by incorporating a window on the gable end to allow additional light and outlook. Due to the potential for overlooking to the north the design of the window should be angled in such a way that outlook would be towards the east and the street rather than towards the property to the north. The window could be inset or projecting.

These changes to the design of the extension should be submitted as **additional information**.

### Single storey front extension

This aspect of the proposal consists of an extended front room that would extend 0.8m in front of the three-storey side extension and a canopy that would span the width of the front elevation. This aspect of the proposal is considered to be acceptable.

### Single storey rear extension

The proposed extension would replace an existing single storey projection with an L-shaped structure. The proposed extension would extend to a depth of 3.25m beyond the rear of the existing structure and 3.5m beyond the rear of the three-storey side extension and consist of a flat roof with a height of 3.1m. Visually, based on the scale, design and siting of the proposed extension it is considered to be acceptable. In terms of residential amenity, due to the set in from the shared boundary and the fact that the neighbouring property to the south is also set in from the boundary, it is not considered that the extension would be materially harmful.

### Doors and windows

The alterations to the doors and windows are considered to be acceptable in terms of residential and visual amenity.

### Rooflights

The rooflight proposed on the rear original roof and roof of the proposed side extension are considered to be acceptable given their scale, design and siting.

### Widening of pedestrian and vehicular access

Visually, the proposed width is considered excessive and therefore is recommended to be reduced. Further comments in relation to traffic and pedestrian safety are contained in the next section of this report.

### ***Parking and Access***

The Roads Department has assessed the proposal and has raised concerns with the width of the proposal driveway which should be reduced to a maximum width of 3.5m. Roads have also raised concerns with the presence of a public lighting column in the grass verge which should be protected during any works. Roads have recommended conditions in relation to the width of the driveway, protection of the lighting column, the height of the boundary and pillars, the footpath and kerb, and that gates should only open inwards.

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The boundary wall and pillars would be within the recommended heights, no gates are proposed, and suitable conditions could be attached regarding the footpath and kerb and protection of the lighting column. However, it is recommended that a revised vehicular access with a maximum width of 3.5m is sought as **additional information**.

### *Services, Drainage and the Environment*

Water Services has assessed the proposal and has requested additional information in relation to surface water with comments provided below:

*1.1 South Dublin County Council records show that there is an existing 1800mm public surface water sewer traversing the site to the north west corner. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed development structure walls and the existing 1800mm surface water sewer. The drawings shall also show the invert levels of the existing 1800mm surface water sewer and any adjacent proposed building foundations.*

*1.2 Include water butts as part of SuDS (Sustainable Drainage System) measures for the proposed development.*

It is recommended that this information is requested as **additional information** given the proximity of the proposed extensions to the sewer.

Irish Water have assessed the proposal and have no objections.

### *Screening for Appropriate Assessment*

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 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.

### **Conclusion**

Whilst the extension of the property is considered to be acceptable in principle there are concerns regarding residential amenity. There are also concerns with the vehicular entrance and the proximity of an existing sewer. It is recommended that these matters are addressed as additional information.

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### Recommendation

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

1. There are concerns with the three-storey side extension due to the potential impact on visual and residential amenity. The applicant is therefore requested to submit a revised design incorporating the following items:
  - (a) A 'Dutch' Hip should be incorporated into the design of the proposed side extension to reduce its visual impact.
  - (b) The applicant is requested to include a window feature on the gable end of the extension to serve the bedroom in the attic which would allow additional light and outlook as currently the room would only be served by two rooflights. The window should be designed in such a way that no overlooking of the property to the north would take place and should be orientated to the east and overlook the street. A suggestion is to include a triangular shaped window. This could be inset or projecting.
  - (c) A full set of plans and elevations showing these changes should be submitted.
2. South Dublin County Council records show that there is an existing 1800mm public surface water sewer traversing the site to the north west corner. There are concerns about the proximity of the proposed extension to an existing sewer. The applicant is therefore requested to submit the following information:
  - (1) A drawing in plan and cross-sectional views showing the distance between the proposed development structure walls and the existing 1800mm surface water sewer. The drawings should also show the invert levels of the existing 1800mm surface water sewer and any adjacent proposed building foundations. The applicant is advised that further amendments to the proposed extension may be necessary.
  - (2) Submit details of water butts as part of SuDS (Sustainable Drainage System) measures for the proposed development. These should be shown on the revised plans and elevations.
3. There are concerns in relation to the width of the vehicular access proposed due to the potential visual impact and impact on traffic/pedestrian safety. The applicant is therefore requested to submit a revised proposal with a maximum width of c3.5m. This should be shown on plans and elevations. The boundary walls and pillars should be shown at the same heights as currently proposed.

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REG. REF. SD21B/0216

LOCATION: 80, Glenaulin Green, Dublin 20

  
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**Jim Johnston,**  
**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:** 8th June 2021

  
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**Eoin Burke, A/Senior Planner**