

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0846/21

Reg. Reference: SD21B/0263 **Application Date:** 10-May-2021

Submission Type: New Application **Registration Date:** 10-May-2021

Correspondence Name and Address: Thomas O'Neill 4 Bridgecourt Office Park,
Walkinstown Avenue, Dublin 12

Proposed Development: Part single and part two storey rear extension and single storey side extension; extended front porch; extension of attic room with new front and rear gable walls with roof lights and windows; single storey rear garden building for ancillary use of the dwelling; widen front drive and pillars with ancillary site works.

Location: 21, Ballyroan Heights, Dublin 16

Applicant Name: Yuejiao Long & Dazhi She

Application Type: Permission

(BH)

Description of Site and Surroundings:

Site Area

0.01 Hectares.

Site Description

The application site consists of a two storey, detached house that is located in a cul-de-sac in Ballyroan Heights. The site slopes upwards from north to south. The area is predominantly residential in nature.

Site visited

9th June 2021.

Proposal:

Permission is sought for the following:

- Two storey rear extension
- Single storey rear extension
- Single storey side extension
- Front extension
- Attic conversion, gable extension, rooflights and windows
- Single storey rear garden building for ancillary use of the dwelling
- Widen front drive and pillars.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Zoning:

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

Consultations:

Parks – no objection subject to conditions

Roads – no objection subject to conditions

Water Services – Additional Information

Irish Water – Additional Information

Submissions/Observations /Representations

Submission expiry date – 14/06/2021

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

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).

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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
- Public Realm
- 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

Two storey rear extension

The proposal includes a two-storey rear extension that would extend the depth of the house by approximately 2.4m. Given this aspect of the proposals scale, design, and siting in relation to the host and neighbouring properties, it is acceptable in terms of residential and visual amenity.

Single storey rear extension

The proposed extension would extend off the rear of the proposed two storey rear extension and have a flat roof with a height of 3.2m, a depth of 4.5m and would be roughly half the width of the house. Given this aspect of the proposals scale, design and siting in relation to the host and neighbouring properties, it is considered to be acceptable in terms of residential and visual amenity.

Single storey side extension

The proposed extension would be sited on the north-eastern side of the house and set in from the shared boundary by 0.7m. It would have a pitched roof with a height of 3.16m rising to 4m. Given this aspect of the proposals scale, design, and siting in relation to the host and neighbouring properties, it is considered to be acceptable in terms of residential and visual amenity.

Front extension

The proposal includes a front extension that would have a pitched roof with a height of 2.98m rising to just over 4m. The extension would consist of a front window and the main door would be located on the side elevation. The depth of the extension would be 2.085m. Generally front extensions are limited to 1.5m in depth as per the guidance in the SDCC House Extension Design Guide. However, in this case the additional depth is considered to be acceptable given the orientation of the site in relation to neighbouring houses and the set back from the main road.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Attic conversion, gable extension, rooflights and windows

The existing property currently consists of a hipped roof that extends from each corner of the eaves to the centre to form an even roof apex. The proposal would see the height of the roof increased and a full gabled roof that would extend from front to rear and over the proposed two storey rear extension. This aspect of the proposal would change the character of the property visually. However, it is noted that there are a variety of roof types in the vicinity and based on the size of the plot and scale of the extension in relation to the host property, it is not considered to be visually harmful. Based on the scale, design, and siting of the proposed rooflights, they are considered to be acceptable in terms of residential and visual amenity.

The converted attic would consist of a bedroom and study. The applicant has provided sections showing that the head height would range from 1.36m to 2.7m. In order to be considered habitable the proposal would need to comply with the head heights in the Building Regulations. A note to this effect would therefore be recommended should permission be granted. The bedroom would be served by a window to provide outlook and access to light. This would allow views to the rear of the site and is considered to be acceptable given the orientation of the site in relation to neighbouring properties and the fact that there would be no materially harmful overlooking.

Detached Single storey rear garden building for ancillary use of the dwelling

The building would be very large at some 48sq.m. It is set back from the rear garden boundary by some 4m which is unusual for such buildings as they are normally tight to the rear garden boundary. There appears to be a line to the front of the building which might indicate a potential future curtilage.

A bathroom with shower is proposed, including:

Gym – 16.5sq.m

Boot room 7sq.m

Craft room 10.5sq.m (craft not specified)

Home office 8.8sq.m

The proposed building is stated as 'ancillary use of the dwelling'. A condition should be imposed ensuring that the building is not used as a dwelling unit or for commercial purposes, and to that end the bathroom should be removed by **condition**.

Widening of front drive and pillars

The applicant is proposing to widen the existing entrance to 3.6m but has not shown any details of the boundary treatment on an elevation. This is recommended to be addressed as **additional information**. When this is received, the risk to the existing street should be assessed. Further comments in relation to the width are provided in the Parking and Access section of this report.

Parking and Access

Roads have assessed the proposal in relation to the widening of the vehicular access and have provided the following comments:

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

It is proposed to widen the vehicular entrance gate to 3.6m wide. The existing width is 2.1m. The driveway is average 8m in length This is ample to park two no. of cars to be parked side by side on curtilage. There is a tree in the public grass verge to the front of the house which may be affected by the widening of the front access pillar and should be protected during the works. Roads department recommends a maximum vehicular entrance gate width of 3.0m to maintain the minimum distance of 600mm to protect the tree and its roots.

Roads have recommended conditions regarding the width of the entrance, the street tree, the height of the pillars and boundary walls, the dishing of the footpath and kerb and that no gates should open outwards. The applicant has not provided any details of the changes proposed to the vehicular entrance with the exception of the site layout plan. It is therefore recommended that an elevation showing the proposed access and a reduced width is submitted as **additional information**.

Services, Drainage and the Environment

Water Services has assessed the proposal and has requested additional information in relation to the proposed soakaway and details of SuDS.

Irish Water has assessed the proposal and has requested additional information regarding water supply and foul water as no details of the proposed or existing connections have been submitted.

It is recommended that these matters are addressed through **additional information**.

Public Realm

The presence of a street tree and grass verge were noted adjacent to the vehicular access during the site visit. The Public Realm section have assessed the proposal and have raised concerns with the potential loss of the grass verge to accommodate the widened vehicular access. Public Realm have also recommended conditions in relation to the protection of the street tree, the grass margin, and a tree bond. The applicant has not shown the location of the street tree on their site layout. It is recommended that this is addressed through the submission of **additional information**. Subject to clarification on the trees location, a reduction in the proposed width of the entrance may help to reduce the impact on the grass verge and street tree and further tree protection measures including the tree bond could be secured by condition.

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

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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

The extensions are considered to be acceptable in principle. However, further information is required regarding the boundary treatment, a reduction in the width of the vehicular entrance, surface water, water supply, foul water, and street trees, to enable the planning authority to make an informed decision.

Recommendation

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

1. There are concerns in relation to the width of the proposed vehicular access given the presence of a street tree and in relation to traffic and pedestrian safety. The applicant is requested to submit the following:
 - (a) Revised plans showing a maximum width of 3m for the access.
 - (b) A site layout plan showing the presence of the street tree in relation to the application site.
 - (c) Elevations showing the proposed heights of the pillars and boundary walls.
 - (d) Details of any gates proposed. The applicant is advised that gates should not open outwards onto the public domain.
2. There are concerns regarding the lack of information in relation to surface water. The applicant is requested to submit the following:
 - (1) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (2) A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should 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 the surface water drainage network.
 - (3) Details of water butts as part of Sustainable Drainage Systems (SuDS) Features for the proposed development.
3. There are concerns regarding the lack of information in relation to water supply and foul water. The applicant is requested to submit drawings in plan outlining the existing and proposed water supply layout and wastewater drainage layout for the development. Maps

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order


REG. REF. SD21B/0263
LOCATION: 21, Ballyroan Heights, Dublin 16



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: 24th June 2021



Eoin Burke, A/Senior Planner