

# Comhairle Chontae Atha Cliath Theas

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

### PR/0900/21

**Reg. Reference:** SD21B/0268      **Application Date:** 12-May-2021  
**Submission Type:** New Application      **Registration Date:** 12-May-2021

**Correspondence Name and Address:** Peter Kavanagh, DublinPlanning.ie 77, Lower Camden Street, St. Kevin's, Dublin 2

**Proposed Development:** Ground floor extension to side; widen driveway entrance and pavement dish to front; new access gates and pavement dish to side with associated site works.

**Location:** 1, Sundale Close, Dublin 24

**Applicant Name:** Ewa Berthold

**Application Type:** Permission

(CM)

### Description of Site and Surroundings:

#### Site Description:

This site accommodates a 2-storey, semi-detached house on a corner site, which has been extended to the side previously, with a 2-storey side extension which is stepped back from the front building line. The house has a pitched roof (with subordinate pitched roof over the extension), with a front-facing semi-gable on both the main body of the house and the extension.

The house is accessed from the front with a vehicular access. The site sides onto Sundale Close, where there is a continuous grass verge and the street has regular tree cover. The footpath along the side of the site is overlooked by houses on the western side of the street.

The main body of the house is typical of other houses in the area. The extension retains this character with similar material and design features. The house is clad with bricks at ground level and render at first floor level, with mock Tudor details around the first floor windows under the semi-gable features.

Site Area: 0.036 Ha.

Site Visit: 7/6/2021

### Proposal:

- Ground floor extension to side;
- widen driveway entrance and pavement dish to front;
- new access gates and pavement dish to side with associated site works.

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### Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity.'

### Consultations:

Roads	Recommends Alterations by Condition.
Environmental Services	Recommends request for Additional Information.
Irish Water	No objection, subject to conditions.

### Screening for Strategic Environmental Assessment

None.

### Submissions/Observations /Representations

None.

### Relevant Planning History

**S99B/0263 – Permission granted** for Two storey extension to the side of existing dwelling. This is in place on the site.

### Relevant Enforcement History

None found in preliminary search.

### Pre-Planning Consultation

None.

### 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.*

### **South Dublin County Council House Extension Design Guide (2010)**

### National Guidelines & Policy relevant to Development Management in SDCC

#### Ministerial Guidelines and Policy

**Project Ireland 2040 National Planning Framework**, Government of Ireland (2018).

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**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

**Rebuilding Ireland: Action Plan for Housing and Homelessness**, Government of Ireland (2016).

**Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities**, Department of Housing, Planning and Local Government (2020).

**Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas**, Department of the Environment and Local Government (2009).

**Urban Design Manual**, Department of the Environment, Heritage and Local Government, (2008).

**Urban Development and Building Heights Guidelines for Planning Authorities**, (2018)

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

**Design Manual for Urban Roads and Streets** Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

**Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities**, Department of the Environment, Heritage and Local Government, (2009).

**The Planning System and Flood Risk Management - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government & OPW, (2009).

**Departmental Circulars**, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

### Assessment

The main issues for assessment are:

- Zoning and Council policy;

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- Visual impact and Residential amenity;
- Access, Transport and Parking
- Water services;
- Environmental impact assessment;
- Appropriate 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.

### Visual Impact

The proposed development would extend the house to the side, with a single storey annex with pitched roof. The applicant proposes to use matching brick finish to the front, matching roof tiles and matching render finish to the side and rear. The existing boundary wall to the side is about 2.2m in height and steps down with the ground level. By comparison, the eaves level of 2.4 metres above ground, and ridge height is about 4 metres. The single-storey side gable is blank and almost flush with the boundary wall, which will remain in place.

The extension would accommodate an additional living room. It would prevent access to the rear from the existing entrance, but such access would be provided by an additional vehicular access.

There are a number of notes to make about this design. Firstly, the house has been extended previously, and this will add a third wing, of a different scale and form to the first two, onto the side of the house. This has the potential to appear as haphazard development which might be detrimental to the character of the area; however, the use of matching materials should mitigate the additional mass and change of form.

Secondly, the extension being flush with the side boundary and being blank does not entirely accord with policy in the County Development Plan seeking privacy strips and the avoidance of dual frontage. In this instance, however, the blank façade is small in scale and adjoins a streetscape that is overlooked by houses opposite. If remaining blank, the façade can also be allowed to abut the boundary as there are no concerns about privacy – notwithstanding other concerns under 'water' below.

Overall, the proposed extension would be acceptable, as it would not have such a detrimental impact as to be seriously injurious to adjoining properties or the residential character of the area.

### Subdivision

There is potential for the subdivision of the dwelling, facilitated by this development through the additional floorspace and site access to the side. Subdivision of this site is not entirely contrary to

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the South Dublin County Development Plan 2016 – 2022, if it can be shown in an application for the same, that each unit would have adequate residential amenity. In this case, however, the applicant has applied for an extension to a single dwelling. Subdivision of the site should be prevented by way of a **condition** of permission that the dwelling shall not be subdivided for the purpose of letting or sale.

### Private Amenity Space

It appears that the unit would retain adequate private amenity space. However, a more detailed layout would need to be provided on the parking arrangements proposed inside the vehicular access.

### Shed

There is a shed currently under construction labelled on the plans. This should form part of the development, as conterminous development on the site should all be included in an application for non-exempt development requiring planning permission. The applicant should provide plans and elevations of the shed by **additional information**.

### Bin Storage

The Roads Department are seeking the omission of the additional site access. If the development were so provided, the access to the rear would be closed. The applicant should provide proposals for the storage of bins to the front or provide for a pedestrian side access, by way of **additional information**.

### **Access, Transport and Parking**

The Roads Department has recommended against the additional site access on the grounds of traffic safety and visibility, the access being compromised by the 2-metre boundary walls. The report also warns against the precedent it would set for proliferation of such additional entrances. The report recommends a condition which would omit the site access.

The report also recommends that the concrete drive apron to the front should not be widened, in order to protect a mature street tree.

The report recommends conditions to omit the site access and also cut the box hedge to a height of 900mm to improve forward visibility for vehicles.

It is considered appropriate to limit impact on street trees and to omit a site access that would cause traffic hazard. The condition in relation to cutting of the box hedge is not enforceable and should not form part of the final decision.

The applicant can address the question of the site access by **additional information**, if they wish to provide a non-vehicular pedestrian access.

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### Water

The Environmental Services Department has sought additional information as follows:

“South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing parallel to the outer southern boundary of the site. The proposed development is in close proximity to the surface water sewer at approximately 2.1m. Ordinarily the minimum setback distance required from buildings to the centreline of the 225mm surface water sewer is 3m to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer. The applicant is required to submit a revised layout design such that the proposed extension is a minimum of 3m away from the centreline of the 225mm surface water sewer.”

Irish Water has stated no objection subject to standard conditions.

It is considered appropriate to seek **additional information** in relation to the issue raised by Water Services. The applicant should provide revised plans, or survey the location of the pipe and provide section drawings and a report by a suitably qualified engineer, to show that the structure would not impact the adjoining pipe.

### Screening for 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 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.

### Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

### Other Considerations

#### *Development Contributions*

This is an application for a residential extension of 23sq.m. There is a previous extension which exceeds 40sq.m in size.

The assessable area is therefore 23sq.m.

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### SEA Monitoring

SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential	23
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.036

### Conclusion

The proposed development may be acceptable in principle, subject to the omission of the second site access. The applicant should provide additional information in relation to water services and the shed being provided alongside the development. The applicant may also wish to provide alternative proposals for a non-vehicular access to the side of the site.

### 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 parallel to the outer southern boundary of the site. The proposed development is in close proximity to the surface water sewer at approximately 2.1m. Ordinarily the minimum setback distance required from buildings to the centreline of the 225mm surface water sewer is 3m to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.  
The applicant is requested to submit a revised layout design such that the proposed extension is a minimum of 3m away from the centreline of the 225mm surface water sewer. Alternatively, the applicant may provide survey information and cross-section drawings of the proposed development and the pipe, and assessment by a suitably qualified engineer as to whether the development would result in increased loading to the sewer.
2. The Roads Department has recommended the omission of the additional access, stating: 'The forward visibility is compromised due to the high boundary walls. This proposal adds a significant traffic hazard for pedestrian's and road users.' The applicant is requested to remove the additional vehicular access and submit revised plans and elevations clearly showing this.  
If the development were so-provided without an additional access, external access to the rear of the site would be closed off by the new extension. The applicant should provide proposals for the storage of bins to the front, or, provide for a pedestrian side access, by way of additional information.

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3. There is a shed currently under construction labelled on the plans. This should form part of the development, as conterminous development on the site should all be included in an application for non-exempt development requiring planning permission. The applicant is requested to provide plans and elevations of the shed by additional information.



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REG. REF. SD21B/0268

LOCATION: 1, Sundale Close, Dublin 24

*B Henn*

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**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:** 06/07/2021

  

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