

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0950/21

Reg. Reference: SD21B/0296 **Application Date:** 20-May-2021
Submission Type: New Application **Registration Date:** 20-May-2021

Correspondence Name and Address: Shona D'Arcy & Brian Hutchinson 2, Ballyroan Lodge, Dublin 16

Proposed Development: Refurbishment works to existing dwelling involving:
(a) demolition of a single storey structure, existing windows, roof and gable wall, part of the existing dwelling; (b) removal of two existing rooflights; (c) alteration to the existing main entrance door (d) new dormer window in the existing roof to the rear elevation; (e) new roof light in the existing roof to the front elevation; (f) construction of a new 2 storey extension with new windows to the front and rear elevations; (g) associated internal works and drainage; (h) associated external works; (i) and permission for retention of existing shed structure on the site.

Location: 2, Ballyroan Lodge, Dublin 16

Applicant Name: Shona D'Arcy & Brian Hutchinson

Application Type: Permission and Retention

(BH)

Description of Site and Surroundings:

Site Area

0.0234 Hectares.

Site Description

The application site consists of a single storey house that is attached to a two storey dwelling located in within a cluster of buildings. The site can be accessed via a narrow road within an area of green space from Ballyboden Road and Hillside Park. The Owendoher River runs along the eastern side of the site, to the rear of the existing house.

Site visited

10th June 2021.

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Proposal:

Permission is sought for the following:

- (a) demolition of a single storey structure, existing windows, roof and gable wall, part of the existing dwelling;
- (b) removal of two existing rooflights
- (c) alteration to the existing main entrance door
- (d) new dormer window in the existing roof to the rear elevation
- (e) new roof light in the existing roof to the front elevation
- (f) construction of a new 2 storey extension with new windows to the front and rear elevations; (g) associated internal works and drainage;
- (h) associated external works
- (i) permission for retention of existing shed structure on the site.

Zoning:

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

Consultations:

Water Services – Additional Information

Irish Water – no objection

SEA Sensitivity Screening

No overlap with layers.

Submissions/Observations /Representations

Submission expiry date – 23/06/2021

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD20B/0325

Refurbishment of existing single storey dwelling and front porch with new single storey extensions to side and rear; allocate area for off-street parking and associated site works.

Currently subject to additional information request.

SD17B/0224 – 1 Ballyroan Lodge

Permission granted for (a) Raising of roof to existing dwelling and construction of a new slated pitched roof with 'Velux' type roof lights; (b) alterations to existing window openings to all elevations including projecting windows to living and stair areas to south-east (rear) elevation; (c) new main entrance on north-west (front) elevation onto access lane; (d) associated internal alterations, drainage and landscaping and external works.

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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.

Policy G3 Watercourses Network

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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- 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.

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Residential and Visual Amenity

Alteration to entrance door

The positioning of the door would be altered slightly but visually the character of the door would largely remain as existing. This is considered to be visually acceptable.

Dormer window

The proposed dormer would be set down from the ridgeline of the roof and up from the eaves sufficiently as well as being set in from the side elevations. Based on its scale, design, and siting it is considered to be acceptable in terms of residential and visual amenity.

Two storey extension

The proposed extension would replace an existing single storey structure attached to the side of the property. The Owendoher River runs along the eastern side of the site, to the rear of the existing house and the proposed extension would be located just beside the top of the riverbank. Policy G3 Watercourses Network of the CDP is relevant and in particular objective 2 which requires the maintenance of a biodiversity protection zone of not less than 10m from the top of the bank of all watercourses in the county. The proposed extension would be located less than 1m from the bank of the river. However, the extension would be replacing an existing structure and although it would be a storey taller, would still retain largely the same footprint. Therefore, in this case is considered to be acceptable given the site-specific circumstances.

Visually, the proposed extension would extend up above the ridgeline of the existing roof and consist of a box like, flat roofed structure that would contrast significantly with and appear quite modern in comparison to the existing cottage. However, views of the site are quite limited given the presence of trees, existing buildings and the fact that the site sits down low in a hollow. Therefore, in this case it is considered to be visually acceptable.

With regard to residential amenity, the proposed extension would be located approximately 9m from the front elevation of a single storey property to the south. Given the separation distance, the fact that no windows are proposed in the side elevation and the orientation of the extension to the north of the existing neighbouring property, it is considered to be acceptable in terms of residential amenity.

Front rooflights

Two front rooflights are proposed to be removed, with one replacement rooflight proposed. Based on the scale, design, and siting of the proposed rooflight, it is considered to be acceptable in terms of residential and visual amenity.

Retention of shed

The shed has been constructed to the west of the site, just across the access road, and consists of an irregular rectangle shaped structure that is used for storage. Based on the scale, design and siting of the shed in relation to the application site and neighbouring properties, it is considered to be acceptable in terms of residential and visual amenity.

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Services, Drainage and the Environment

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

Surface Water

1.1 The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

1.2 The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a 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.*

1.3 The applicant shall include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

Flooding

The applicant is required to submit a drawing showing the location of the proposed development site in relation to adjacent flood zones identified within OPW's (Office of Public Works) CFRAM maps. The applicant shall outline details of the measures and design features 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.

Irish Water has assessed the proposal and has requested additional information in relation to foul water:

The applicant has shown the surface water run-off from the proposed development to be connected into the foul water 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.

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

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required to submit a Letter of agreement from Irish Water to the planning authority 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.

Conclusion

Given the proximity of the site to the river and the lack of information in relation to surface and foul water it is recommended that the issues raised by Water Services and Irish Water are addressed through **additional information**.

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 proposed extensions are considered to be acceptable in principle, it is recommended that the applicant submits additional information in relation to surface water, foul water and flooding, given the information submitted and the location of the site adjacent to a water course 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. (1) The applicant has shown the surface water run off from the proposed development to be connected into the foul water 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 requested 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 and to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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(2) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a 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.

(3) The applicant is requested to submit details of water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

2. Given the proximity of the site and proposed extension to the Owendoher River the applicant is requested to submit a drawing showing the location of the proposed development site in relation to adjacent flood zones identified within OPW's (Office of Public Works) CFRAM maps. The applicant is requested to outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels should be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

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REG. REF. SD21B/0296


LOCATION: 2, Ballyroan Lodge, Dublin 16



Colm Maguire,
Assistant 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: 13/7/2021



Tracy McGibbon,
A/Senior Executive Planner