

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1074/21

Reg. Reference: SD21B/0347 **Application Date:** 15-Jun-2021

Submission Type: New Application **Registration Date:** 15-Jun-2021

Correspondence Name and Address: Declan Heery & Liz McGrath 432A, Orwell Park Green, Dublin 6W

Proposed Development: First floor rear extension; two storey side extension; removal of main existing pitched roof on dwelling and replacement of same with a mixture of pitch and flat roof; 1 'Velux' window in front and rear of new roof; 3 'Velux' windows in side north face of new roof; 1 dormer structure with 3 obscure windows on side south face of new roof; all associated site works.

Location: 432A, Orwell Park Green, Dublin 6W

Applicant Name: Declan Heery & Liz McGrath

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.023 ha

Site Description:

The triangular shaped corner site is located within the established residential estate of Orwell Park Green and contains a two storey, detached dwelling with a hipped roof and single storey rear extension with hipped roof. The streetscape of Orwell Park Green is mainly characterised by semi-detached houses of similar form and appearance with a mainly uniform building line.

Proposal:

The proposed development comprises of the following:

- First floor rear extension.
- Two storey side extension.
- Removal of main existing pitched roof and replacement with a mixture of pitched and flat roof.
- 1 'Velux' to front and rear of new roof.
- 3 'Velux' windows in the side north of new roof.
- 1 side dormer with 3 obscure glazed windows on side south face of new roof.
- Proposed works measure 41.9sq.m. and attic conversion 47.12sq.m.

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Zoning:

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

Consultations:

Irish Water: **Additional Information** recommended.

Surface Water Drainage: No objections subject to **conditions**.

Submissions/Observations /Representations

No third party submissions on file.

Relevant Planning History

S97A/0192: variations to house type and vehicular entrance for previously approved two storey dwelling (S96A/0168).

Decision: **GRANT**.

S97B/0239: extension to side and rear for retention of side wall and for alterations to vehicular entrance.

Decision: **GRANT**.

S96A/0168: two storey house.

Decision: **GRANT**.

Adjacent sites

SD16B/0171: 423, Orwell Park Green, Dublin 6w.

Side first floor extension for additional bedroom with en-suite; also attic conversion to contain additional bedroom with en-suite; three roof windows to the back and two roof windows to the side; double hipped roof over new extension, with all ancillary site works.

Decision: **GRANT PERMISSION**.

SD14B/0248: remove existing chimney stack down to first floor; extend the existing ridge and form a 'Dutch' type tiled roof structure; extend the existing structure to the side up to new soffit level with new obscure glazed window; new dormer to the rear of the existing tiled roof; conversion of the existing attic area into a new storage area and internal alterations.

Decision: **GRANT PERMISSION**.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None.

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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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Services & Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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 Amenity and Visual Amenity

First floor rear extension

The proposed extension would extend beyond the rear elevation of the existing property and connect with the proposed two storey side extension. The extension would extend past the rear elevation of the neighbouring property to the south but given the presence of a side passage and existing extension is not considered to be materially harmful. Visually, a first floor rear extension is likely to be considered acceptable in some form but there are concerns with the two storey side extension.

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Two storey side extension

The proposed extension would extend from the side of the existing property to the side boundary and finish level with the rear elevation. The extension would be set back from the front elevation and consist of a flat roof that would extend above the eaves of the main part of the dwelling. The proposed extension would result in the loss of side access from the front to the rear garden.

A window is proposed to serve the bedroom at first floor level which would introduce a vantage point to the properties to the north, that would be closer than the existing directly facing windows. However, a separation distance of approximal 22m would be maintained which is considered to be acceptable.

Visually, there are concerns with the proposed extension due to the flat roof and the fact that it would project above the eaves of the main part of the dwelling, in such a prominent location. The proposal in its current form is considered to be contrary to the guidance in the SDCC House Extension Design Guide and would be incongruous and visually harmful given the site context. It is recommended that a revised design is sought from the applicant as additional information to address this.

Removal of main existing pitched roof on dwelling and replacement of same with a mixture of pitch and flat roof

The existing roof currently consists of a pitched roof with three interconnected sections that consist of a hipped end on the front elevation, that is then connected with two further projecting hipped, gable ends located on the side or northern elevation. The proposal would see the removal of the two projecting gables and on the northern side of the house. The roof would then be increased in height, with a flat strip running down the centre and extended further north so that it would be in line with the northern boundary. The height proposed would exceed that of the neighbouring property to the south. Generally the proposed increase in height could be considered acceptable subject to a revised two storey side extension.

Rooflights

Given the scale, design and siting of the rooflights proposed in the northern, western and eastern roof planes, they are considered acceptable.

Side dormer and attic

The dormer would be located on the southern part of the roof and would provide a stairway to access the proposed attic. The top of the dormer would be level with the ridgeline of the roof but would then taper down and therefore would not be visually prominent given its siting.

The applicant has not stated what the purpose of the rooms in the attic would be. Given the head height of 2.5m the attic could be considered habitable, and it would therefore be important to clarify what the space is intended to be used for to ensure an acceptable living environment. Particularly when the attic rooms are only served by rooflights. This is recommended to be sought as additional information.

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Services & Drainage

Irish Water has recommended **Additional Information** be requested. Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

1 Water (Further Information Required)

*1.1 The proposed development is approximately 1.9m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear **distance from** a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information*

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure

Reason: In the interest of public health and to ensure adequate wastewater facilities.

It is considered appropriate to request the above **additional information**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No objection subject to:

1.1 The proposed angle of connection to the private surface water drain to the east of the dwelling is too acute. The applicant is required to submit a revised drainage layout drawing showing that the proposed surface water drainage connects to the existing private drain in the direction of flow or at a minimum angle of 90 degrees.

1.2 Include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood Risk Report: No objection:

Water Report: Referred to IW

Foul Drainage Report: Referred to IW

Considering Additional Information is being requested regarding Irish Water requirements it is considered appropriate to request items 1.1 and 1.2 above by way of **additional information**.

Screening for Appropriate Assessment (AA)

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 (EIAR)

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

There are concerns in relation to the proposed two storey side extension from a visual perspective and also due to the proximity to services. It is recommended that a revised design is sought from the applicant as additional information.

Recommendation

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

1. (i) The proposed development is approximately 1.9m from a 4 inch uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information.
(ii) The proposed angle of connection to the private surface water drain to the east of the dwelling is too acute. The applicant is requested to submit a revised drainage layout

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drawing showing that the proposed surface water drainage connects to the existing private drain in the direction of flow or at a minimum angle of 90 degrees.

(iii) The applicant is requested to submit a drawing to include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

2. Visually, there are concerns with the proposed two storey side extension due to the flat roof proposed, its siting directly on the side boundary which would prevent access to the rear and the fact that it would project above the eaves of the main part of the dwelling, in such a prominent location. The proposal in its current form is considered to be contrary to the guidance in the SDCC House Extension Design Guide and would be incongruous and visually harmful given the site context. The applicant is requested to submit a revised design taking into account the character of the site and surrounding area and the design of the proposed roof to the main dwelling. The applicant is also requested to provide a set in from the boundary to allow access to the rear.

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REG. REF. SD21B/0347

LOCATION: 432A, Orwell Park Green, Dublin 6W

B Henn

**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: 09/08/2021

Hazel Craigie

Hazel Craigie, Senior Planner