

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1181/21

Reg. Reference: SD21B/0387 **Application Date:** 08-Jul-2021
Submission Type: New Application **Registration Date:** 08-Jul-2021

Correspondence Name and Address: Ross Somers, RS Consulting Engineers 26a, Maywood Lawn, Raheny, Dublin 5

Proposed Development: Construction of single storey ground floor extension to the rear with mono pitched roofs; new bay window to the front along with hipped/lean to roof extending over the front door; attic conversion with rooflights to the rear and widen existing vehicular entrance.

Location: 12, Templeville Drive, Dublin 6w

Applicant Name: Eleanor Flood & Andy Langford

Application Type: Permission

(CM)

Description of Site and Surroundings

The site accommodates a large 2-storey dwelling with hipped roof over 3 'bays', including a non-original side extension over rooms converted from original garage. To the rear, there is a side extension taken in from the site boundary, and a conservatory.

The plots here are wide and deep. Templeville Drive is characterised by development of a uniform character with similar units. Many retain the original garages although some have been converted and/or have built above the garage. The neighbouring dwelling to the east has built over the garage but this extension is stepped back from the front building line.

Site Area: 0.0376 Ha.

Proposal

The proposed development would comprise of:

- Construction of **single storey ground floor extension to the rear** with 2 no. mono pitched roofs;
- **new bay window to the front along with hipped/lean to roof extending over the front door;**
- **attic conversion** with **rooflights** to the rear;
- and **widen existing vehicular entrance.**

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Zoning

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

Consultations Received:

Environmental Services	No objection, subject to conditions.
Irish Water	No objection, subject to conditions.
Roads	No objection, subject to conditions.
Public Realm	No recommendation. Raises concerns.

Strategic Environmental Assessment Sensitivity

No overlap with relevant layers

Submissions/Observations/Representations

None.

Relevant Planning History

None on Subject Site

Enforcement

None revealed in preliminary search.

Pre-Planning Consultation

None recorded or stated on Application Form.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

Policy H18 Objective 1:

“To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).”

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

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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).

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

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- 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;
- application particulars;
- visual impact and residential amenity;
- access, transport and parking;
- public realm
- water;
- Appropriate assessment; and
- environmental impact assessment.

Zoning and Council Policy

Residential development is in principle consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. Extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Application Particulars

The applicant has not provided front or rear contiguous elevations. The planning notices do not account for the demolition of existing extensions.

Visual Impact and Residential amenity

Rear Extension

The rear extension would be 4.3 to 5.3 metres in depth and would have two pitched roofs of differing heights, forming an irregular gable-like formation. The extension would accommodate a new kitchen/living space with two sets of sliding doors to an external patio. Steps down from the patio are provided to the garden surface. The height of the patio is not indicated on the plans but is measured to be approximately 700mm. It appears that this is necessary from the site's topography, which slopes down to the rear. Consequently, the level of the extension is above that of the ground. There are two issues of note in relation to this extension: loss of daylight through rear window of the adjoining dwelling, and potential loss of privacy for adjoining dwellings arising from the patio/terrace.

The adjoining property to the east (No. 14) has a rear extension across the centre of its rear façade, which is set back from the party boundary by a distance which corresponds to the width of the side extension/garage conversions which each property has added. There is also a coal shed or similar structure further back on No. 14's plot. This is not accurately represented on the applicant's site layout plan, and without contiguous elevations it is difficult to accurately assess the impact the proposed development would have on the adjoining window.

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The House Extension Design Guide provides the following guidance of relevance:

- Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope. (See diagram right)
- Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.

It appears from the elevations provided (which are not full contiguous elevations), that the window/door of the adjoining development would be within a 45° of the extension in both plan and elevation, when considering the height of the extension to be half of the pitched roof height.

It is clear that a rear extension on this site could be accommodated if it was stepped back from the common boundary with No. 14, by either:

- providing a reciprocal separation distance between the extension and the party boundary, to that separation distance which is provided by the rear extension of No. 14; or
- stepping back the from the common boundary to such an extent that the extension would pass the 45° test referenced above; or
- stepping back from the party boundary by 1 metre for every 3 metres of height achieved, as per the advice of the House Extension Design Guide.

The applicant should be requested to provide **additional information**, and this should include the submission of contiguous rear elevations showing the full elevations of Nos. 10 and 14, and revisions to the rear extension as per the above conclusions.

In relation to the patio, it is considered that the extended patio at a height of 700mm above ground level would compromise privacy for adjoining dwellings. The applicant can address this by **additional information**.

The extension would replace two existing extensions which are indicated for removal in the drawings but not the planning notices. This technical point is not considered grounds for refusing the application.

Attic Conversion and Roof Lights

The attic conversion and roof lights present no issue and are acceptable. A note should be attached to any grant of permission highlighting that habitable rooms must comply with the building regulations.

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Access, Transport and Parking

The applicant has indicated that the vehicular access will be widened to 3.5 metres. This is acceptable and in line with the maximum widths generally allowed by the Planning Authority. The Roads Department has stated no objection subject to standard conditions.

Public Realm

The Public Realm Department has made no recommendation on the application but has stated that it does not support allowing residents to remove parts of the grass verge from public footpaths in order to facilitate vehicular entrances. I note that the front garden of the house is mostly hard standing. However, this is such a minor loss that it not considered significant.

Services and Drainage

Both the Environmental Services Department and Irish Water have stated no objection, subject to standard conditions relating to works standards and practices.

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.

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.

Conclusion

Having regard to the 'RES' land-use zoning objective, the scale and context of the development proposed, and the comments of the Public Realm Department, it is considered appropriate to seek additional information by which alterations to the rear works can be proposed.

Recommendation

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

1. It appears from the elevations provided (which are not full contiguous elevations), that the closest rear window/door of the adjoining house (No. 14) would be within a 45° of the extension in both plan and elevation, when considering the height of the extension to be half of the pitched roof height. This represents a potential for serious loss of daylight for the rear window/door of the adjoining house.

It is clear that a rear extension on this site could be accommodated if it was stepped back from the common boundary with No. 14, by either:

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- providing a reciprocal separation distance between the extension and the party boundary, to that separation distance which is provided by the rear extension of No. 14; or
- stepping back the from the common boundary to such an extent that the extension would pass the 45° test referenced above; or
- stepping back from the party boundary by 1 metre for every 3 metres of height achieved, as per the advice of the House Extension Design Guide.

The applicant is requested to provide additional information as follows:

- (a) submission of contiguous rear elevations showing the full elevations of Nos. 10 and 14, and
 - (b) revisions to the rear extension which comply with the above recommendations or in some other way resolve the impact on the adjoining development.
2. The extension would accommodate a new kitchen/living space with two sets of sliding doors to an external patio. Steps down from the patio are provided to the garden surface. The height of the patio above ground is not indicated on the plans but is measured to be approximately 700mm. It appears that this is necessary from the site's topography, which slopes down to the rear.
- It is considered that the extended patio at a height of 700mm above ground level would compromise privacy for adjoining dwellings. The applicant is requested to address this by way of additional information.

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REG. REF. SD21B/0387

LOCATION: 12, Templeville Drive, Dublin 6w

jjohnston
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: 1/9/21

E. Burke
Eoin Burke, Senior Planner