

# Comhairle Chontae Atha Cliath Theas

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

### PR/1189/21

**Reg. Reference:** SD21B/0391      **Application Date:** 12-Jul-2021  
**Submission Type:** New Application      **Registration Date:** 12-Jul-2021

**Correspondence Name and Address:** Samuel Herpin, Cantrell & Crowley Architects Priory,  
Stillorgan Road, Blackrock, Co. Dublin

**Proposed Development:** Partial demolition of part two storey part single storey extension to front (east), side (north) and rear (west); construction of a 66.5sq.m part two storey part single storey extension to side (north) and front (east) of dwelling; construction of a first floor 17sq.m extension to rear (west); minor internal modifications and elevational alterations; external hard and soft landscaping to front, side and rear; all associated site development works above and below ground.

**Location:** 68, Marian Crescent, Rathfarnham, Dublin 14

**Applicant Name:** Triona Daly

**Application Type:** Permission

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.048 Hectares on the application.

### Site Description

The subject site forms part of a corner site on Marian Crescent within an existing housing estate in Rathfarnham. The site consists of a semi-detached, two-storey dwelling with a side extension. The streetscape is characterised by housing of a similar form and character.

### **Proposal**

Permission is being sought for the following works:

- Partial demolition of part two storey part single storey extension to front (east), side (north) and rear (west);
- Construction of a 66.5sq.m part two storey part single storey extension to side (north) and front (east) of dwelling;
- Construction of a first floor 17sq.m extension to rear (west);
- Minor internal modifications and elevational alterations; external hard and soft landscaping to front, side and rear; all associated site development works above and below ground.

# Comhairle Chontae Atha Cliath Theas

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

### Zoning

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

### Consultations

Water Services – further information requested in relation to surface water and no objections in relation to flood risk.

Irish Water – no objection subject to conditions.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

### Submissions/Observations /Representations

None.

### Relevant Planning History

#### *Subject site*

SD17B/0351

Amendments to previous Planning Permission granted (Ref: SD16B/0360). The proposed amendments include alterations to the roof shape of the proposed new first floor side extension and associated dormer to rear. **Permission granted. This permission has not fully been constructed on the site.**

SD16B/0360

Demolition of an existing partially converted garage and boiler house to side/rear of property, widening of existing front vehicular entrance gate, alterations and extension of an existing single storey side extension to incorporate a new first floor over together with a connecting dormer to rear and entrance porch to front, all associated site development works and landscaping. **Permission granted.**

#### *Adjacent sites*

SD07B/0841 66, Marian Crescent, Rathfarnham, Dublin 14

Two storey extension to the rear of the existing dwelling house. **Permission granted.**

### Relevant Enforcement History

None recorded for subject site according to APAS.

# Comhairle Chontae Atha Cliath Theas

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

### **Pre-Planning Consultation**

PP131/20

The development will consist of: (a) two storey extension to the north elevation, (b) first floor dormer bedroom, study and bathroom extension and (c) minor other internal and external alterations to plan and elevation.

### **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 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 11.4.2 Car Parking Standards*

*Table 11.24 Maximum Parking Rates (Residential Development)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.2 Appropriate Assessment*

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

The House Extension design guide contains the following guidance on house extensions, including for front, side and rear extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

### **Relevant Government Guidelines**

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

# Comhairle Chontae Atha Cliath Theas

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

- Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).
- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.
- Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).
- Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).
- Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

### Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential 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.

### ***Visual and Residential Amenity***

#### Front, side and rear extensions

The existing two storey extension would be extended to the front and a further part single storey and part two storey (staircase) extension provided to the side (north) of this extension and the dwelling onsite. The dwelling would also be extended to the rear at first floor level. The two storey extension to the front would extend approx. 2.5m from the front building line of the existing side extension. This element would still be setback from the front building line of the original dwelling. The proposed new side extension would extend approx. 5.1m by 8.0m at ground floor. Provided at first floor would be a staircase. The proposed side extension would be setback approx. 1.4m from the front boundary and approx. 1.1m from the side boundary with No. 66 Marian Crescent. The rear

# Comhairle Chontae Atha Cliath Theas

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

first floor extension would extend approx. 4.0m and align with the existing projection from the rear first floor elevation.

The overall height of the existing side extension would be increased to align with the dwelling. The new extension to the side would be approx. 3.2m (from FFL) with an approx. 5.3m (from FFL) two storey element comprising a staircase. The new side extension would have a flat roof. The SDCC House Extensions Design Guide states that prominent flat roofed extensions are normally not acceptable. The flat roof would be highly visible in this instance due to the orientation of the building and the close proximity of this structure to the front boundary. Even if this structure were to be designed with a more appropriate roof profile it would further add to the bulk of the overall development and not have an acceptable visual impact.

There is already a two storey extension to the side of the dwelling and the subject application would further extend the mass of the dwelling to the front, side and rear. The increase in the scale of the existing side extension and additional extension to the side of this would lead to an unacceptable scale of development given its visibility from the streetscape. It is therefore considered that the proposed new side extension should either be omitted or significantly reduced and redesigned to read with the existing dwelling and extension. **This can be addressed by way of Additional Information.**

The closest dwelling No. 66 Marian Crescent would have first floor windows located less than 22m from the proposed first floor windows on the proposed development. A review of the planning history of the site show that the windows could be to a first floor bedroom. The Planning Authority therefore has concerns that the new first floor windows on the rear elevation of the dwelling would lead to unacceptable overlooking on the neighbouring property at No. 66 Marian Crescent. **The applicant shall be requested to address this by way of Additional Information.**

The applicant has stated that the proposed materials would be render and painted to match the existing dwelling. There would be pressed metal panel detail to the second staircase enclosure to the northern gable end, which would complement the existing dwelling. The extension would provide for an extended kitchen and hall at ground floor and new bedrooms at first floor at the front, sitting room, office/library area and staircase to the side and new bedroom at first floor to rear. The new bedrooms would meet the minimum floorspace requirements of the CDP. The remaining rear amenity space would meet the minimum required amenity space for a 4 bedroom or more dwelling.

In summary, some form of extension may be acceptable in principle, however, **Additional Information**, is required to ensure it would comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and would have an acceptable impact in terms of residential and visual amenity.

# Comhairle Chontae Atha Cliath Theas

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

### *Services and Drainage*

Water Services has reviewed the proposed development and request further information in regard to surface water and the proposed rain garden:

1.1 *The applicant is required to clarify how the proposed rain garden will manage surface water run off from the proposed extension. The applicant shall demonstrate how building foundations will not be adversely affected by infiltrating surface water in rain garden system. The applicant shall submit a detail cross section of proposed rain garden which demonstrates this. Note Water Services welcome use of proposed rain garden in principle. The applicant shall include this within their drainage design.*

1.2 *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway or rain garden. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway and rain garden in accordance with BRE Digest 365 – Soakaway Design.*

1.3 *The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of 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.*
- v) Soakaways must include an overflow connection to the surface water drainage network.*

1.4 *The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.*

The report from Water Services is noted. **These concerns can be addressed by way of Additional Information.**

### *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.

# Comhairle Chontae Atha Cliath Theas

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

### Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the remainder of the development, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Recommendation

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

1. The Planning Authority has concerns in regard to the impact of the proposed development on visual and residential amenity. There is already a two storey extension to the side of the dwelling and the subject application would further extend the mass of the dwelling to the front, side and rear. The increase in the scale of the existing side extension and additional extension to the side of this would lead to an unacceptable scale of development given its visibility from the streetscape. The flat roof of the new side extension would also be visually prominent when viewed from the streetscape, which is not in compliance with the South Dublin County Council House Extension Design Guide (2010).  
The proposed new side extension should either be omitted or significantly reduced and redesigned to read with the existing dwelling and extension. The applicant is requested to submit a revised proposal that addresses these concerns and complies with the South Dublin County Council House Extension Design Guide (2010).  
Furthermore, a site layout drawing showing the proposal and the site to the north (including footprint of that dwelling) should be submitted to a suitable scale.
2. The closest dwelling, No. 66 Marian Crescent, would have first floor windows located less than 22m from the proposed first floor windows on the proposed development. A review of the planning history of this neighbouring site shows that the windows could be to a first floor bedroom. The Planning Authority therefore has concerns that the new first floor windows on the rear elevation of the dwelling would lead to unacceptable overlooking on the neighbouring property at No. 66 Marian Crescent. The applicant is requested to submit further information addressing the concerns in regard to overlooking on the neighbouring property. It may be necessary to revise the proposal to ensure it complies with the South Dublin County Council House Extension Design Guide (2010).
3. (1) The applicant is requested to clarify how the proposed rain garden will manage surface water run off from the proposed extension. The applicant shall demonstrate how building

# **Comhairle Chontae Atha Cliath Theas**

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

foundations will not be adversely affected by infiltrating surface water in rain garden system. The applicant shall submit a detail cross section of proposed rain garden which demonstrates this. Note Water Services welcome use of proposed rain garden in principle. The applicant shall include this within their drainage design.

(2) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway or rain garden. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway and rain garden in accordance with BRE Digest 365 – Soakaway Design.

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

(v) Soakaways must include an overflow connection to the surface water drainage network.

(4) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

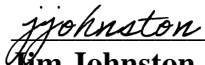


# Comhairle Chontae Atha Cliath Theas

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


REG. REF. SD21B/0391

LOCATION: 68, Marian Crescent, Rathfarnham, Dublin 14

  
\_\_\_\_\_  
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:** 06/09/2021

  
\_\_\_\_\_  
Tracy McGibbon,  
A/Senior Executive Planner