

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1194/21

Reg. Reference: SD21B/0392 **Application Date:** 12-Jul-2021

Submission Type: New Application **Registration Date:** 12-Jul-2021

Correspondence Name and Address: Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford

Proposed Development: Single storey flat roof porch extension of 4.5sq.m to the front; single storey flat roof extension of 7sq.m and renovation to the rear with 3 rooflights; conversion of existing hip roof to a dutch gable roof; conversion of attic space to storage space with 1 rooflight to the front and dormer window to the rear and all associated site works.

Location: 179, Templeville Road, Dublin 6w

Applicant Name: John & Roisin Bagnall

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0326 Hectares on the application.

Site Visit: 6th of August 2021

Site Description

The subject site is located on Templeville Road within an existing housing estate in Templeogue. The site consists of a semi-detached, two-storey dwelling with single storey side and rear projections. The streetscape is characterised by housing of a similar form and character.

Proposal

Permission is being sought for the following works:

- Single storey flat roof porch extension of 4.5sq.m to the front;
- Single storey flat roof extension of 7sq.m and renovation to the rear with 3 rooflights;
- Conversion of existing hip roof to a 'Dutch' gable roof;
- Conversion of attic space to storage space with 1 rooflight to the front and dormer window to the rear and all associated site works.

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Zoning

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

Consultations

Water Services – further information requested.

Irish Water – further information requested.

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

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site

None traced to subject site.

Adjacent and surrounding sites

SD19B/0157 120, Templeville Road, Templeogue, Dublin 6W

Retention of a single storey flat roofed extension to the rear for extended kitchen usage; two storey extension to the side with hipped roof over for an office space and additional bathroom space; single storey extension to the side with flat roof over for a porch and relocated front doors; window at ground floor to the side elevation; resized first floor window to the side elevation; canopy over rear sliding doors. **Grant permission for retention.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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

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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 side and rear extensions, and attic conversions and dormer windows.

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).

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).

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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

Side and rear extension

The existing side extension would be extended to the front by approx. 2.4m (plus approx. 0.5m overhang), however, would still be setback from the existing front boundary line of the dwelling (by approx. 3.2m). The house and the side extension would be extended to the rear to replace the existing rear extension. It would extend approx. 3.0m (plus approx. 0.6m overhang) from the rear building line of the existing dwelling. The extension would be setback approx. 10.0m from the rear boundary. The overall height of the extension would be approx. 3.6m. The extension would have a flat roof which is compliant in this instance due to being located largely to the rear of the existing dwelling. The streetscape is characteristic of side garages or extensions with flat roofs.

The applicant has stated on the drawings that the proposed materials would be render and zinc cladding, which would complement the existing dwelling. The extension would provide for a porch, play area, dining and kitchen space, and would be fully connected with the existing dwelling. The remaining rear amenity space would meet the minimum required amenity space for a 4 bedroom or more dwelling.

In terms of residential amenity, the extension would extend approx. 3.6m along the (south-eastern) side boundary with No. 177 Templeville Road with no setback from this boundary. It is noted there is an existing rear projection at No. 177. Due to this and the length of the rear garden it is considered that the proposal would not have a significant negative impact at this boundary. On the other side (north-western) boundary with No. 181 the extension would be set back approx. 0.9m from the boundary. A new clerestory window is proposed on this elevation. Due to the high-level nature of this window and being located at the ground level it is therefore not considered that it would lead to unacceptable levels of overlooking. It is not considered that the extension would have

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a significant negative impact on the neighbouring property in terms of visual and residential amenity.

Attic conversion/dormer window

The proposed development would also provide for the construction of a flat-roofed dormer extension on the rear slope of the roof. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. The proposed dormer extension would be setback from the roof ridge and at least 3 tile courses from the eaves. It would also be setback approx. 1.1m from the sides so as to appear balanced.

The proposed dormer extension would have a zinc cladding. It is noted that the dormer would be to the rear of the house and would not be highly visible from the public road. The use of this material is therefore acceptable in this instance. In any event, zinc cladding on dormers is a common feature in urban areas today. The proposed extension would be setback over approx. 15m from the rear boundary. It is therefore not considered that the dormer window would create unacceptable levels of overlooking to neighbouring properties or gardens.

The proposed attic conversion would have a floor to ceiling height of approx. 2.09m. A note should be attached in the event of a grant of permission stating that in order to use the attic for habitable space it must comply with the Building Regulations.

Conversion of hip roof to 'Dutch' gable roof

The proposed development would involve extending the existing hipped roof to a 'Dutch' gable end roof. Under the House Extension Design Guide "*Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street*".

The streetscape largely consists of semi-detached dwellings with hipped roofs. The proposed change to a 'Dutch' half-hip is acceptable in this instance. It is not a change to a full gable end roof, which would not be considered acceptable. The new roof tiles would match existing.

In summary, the proposed extension, roof profile alteration, dormer windows and attic conversion are considered to generally 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.

Services and Drainage

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

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“1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the 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 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.*

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

Irish Water has reviewed the proposed development, recommends standard conditions in regard to water supply and request further information in regard to foul water:

“2.1 It is unclear where the proposed existing foul drainage system on site connects to the public wastewater drainage network. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.2 The applicant is required to show the location of existing and proposed foul manholes/access points on a drawing. The applicant is required to demonstrate how access will be maintained to the existing private foul drain after development has taken place. All proposals in this regard must comply with the building regulations technical guidance document Part H-Drainage and Wastewater disposal.

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

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.

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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.

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 meet the infrastructure requirements, 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. (1) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
(2) 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.
(3) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
2. (1) It is unclear where the proposed existing foul drainage system on site connects to the public wastewater drainage network. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all

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(2) The applicant is requested to show the location of existing and proposed foul manholes/access points on a drawing. The applicant is required to demonstrate how access will be maintained to the existing private foul drain after development has taken place. All proposals in this regard must comply with the building regulations technical guidance document Part H-Drainage and Wastewater disposal.

(3) All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

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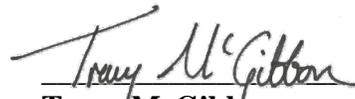
LOCATION: 179, Templeville Road, Dublin 6w



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