

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1221/21

Reg. Reference: SD21B/0410 **Application Date:** 23-Jul-2021

Submission Type: New Application **Registration Date:** 23-Jul-2021

Correspondence Name and Address: Brendan Balfe Architects 3, Nugent Road,
Churchtown, Dublin 14.

Proposed Development: Domestic extension and alterations to existing two-storey semi-detached dwelling comprising of single and two storey extensions to rear; two storey extension to side; elevation changes; modifications to existing house; new rooflights to front roof; widen existing entrance gateway and all ancillary works.

Location: 9, Orchardstown Villas, Dublin 14

Applicant Name: Aoife & Colin Stoddart

Application Type: Permission

(BH)

Description of Site and Surroundings:

Site Area

0.0374 Hectares.

Site Description

The application site consists of a two storey, semi-detached house that is located on the corner of Orchardstown Villas and Anne Devlin Avenue in Ballyroan. A church, which is a protected structure, as well as the Ballyroan Local Centre and Library are located to the east of the site. The remaining area is generally residential in nature.

Site visited

16th Aug 2021.

Proposal:

Permission is sought for the following:

- single and two storey rear extensions
- two storey side extension
- elevation changes
- front rooflights
- widen existing entrance gateway

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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

Roads – no objection

Submissions/Observations /Representations

Submission expiry date – 26/08/2021

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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.

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).

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual amenity
- Parking and Access
- 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.

Residential and Visual Amenity

Single and two storey rear extensions

The single storey aspect would consist of an irregular shaped extension that would extend to a depth of approximately 5.3m at its deepest part. The extension would be well set in from the boundary on the southern side of the site which would reduce its impact. Due to the siting of the property to the north the extension is not considered to be materially harmful as the building lines would be similar. Visually, the extension would not be overly visible due to its siting and the various depths would break up its appearance somewhat.

The first-floor element would be well set in from each boundary and therefore is not considered to be materially harmful to neighbouring amenity. There are concerns about the visual impact of the extension as it would have a flat roof and extend up above the eaves of the house. The siting of the neighbouring property to the north would provide some screening. However, the extension would still be sited above this property and therefore would be visible. It is recommended that a revised design is sought as **additional information** with an extension that is set below the eaves of the house to reduce the visual impact.

Two storey side extension

The proposed extension would infill a recessed part of the house to the side of the front and would extend upwards above the eaves with a flat roof. The extension would be set in by just under a metre from the shared northern boundary. However, there is a detached two storey dwelling to the north, and the proposed two storey side extension would still be quite close to windows at both ground and first floor levels of this dwelling to the north. The extension would also be located to the south of these windows and project beyond them which could result in overshadowing and loss of light.

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Visually, there are also concerns with this aspect of the proposal. Currently the row of properties along this stretch of the road all consists of dormer style first floors with a front dormer that provides a good sense of rhythm. The proposed extension would jar with this and appear incongruous in the street scene. It is recommended that a revised design is sought through **additional information** with a roof design that is more sympathetic to the existing roof.

Elevation changes

The elevational changes largely concern windows which are considered to be acceptable in the context of the site and surrounding area.

Front rooflights

Based on the scale, design and siting of the proposed rooflights, they are considered to be acceptable in terms of residential and visual amenity.

Widen existing entrance gateway

The entrance would be widened to 3.5m and would consist of similar pillar heights and a boundary wall. Based on the scale, design and siting of the proposed rooflights, they are considered to be acceptable in terms of residential and visual amenity.

Parking and Access

The Roads Department has assessed the proposal and has no objections subject to conditions regarding the width of the access, that gates should not open outward, the dishing and widening of the entrance, and the heights of the boundary walls and pillars. Conditions regarding the width, heights and gates are not considered necessary as the width is shown as 3.5m, the heights would be the same or below the recommended heights and no gates are proposed. A condition regarding the dishing and widening of the entrance apron is recommended should permission be granted.

Services, Drainage and the Environment

Water Services has assessed the proposal and has no objections regarding flooding but has requested additional information in relation to surface water, with comments provided below:

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 & crosssectional 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.

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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 additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

Irish Water has assessed the proposal and has no objections subject to standard conditions.

Conclusion

The comments and request from Water Services are noted. It is recommended that the matters raised are addressed through a request for **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 extension of the dwelling is considered to be acceptable in principle there are concerns about the impact of the proposed two storey side and rear extensions in terms of visual and residential amenity. There are also concerns with the lack of information in relation to surface water. It is recommended that additional information is sought from the applicant.

Recommendation

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

1. There are concerns with the impact of the proposed two storey rear extension from a visual perspective and the two-storey side extension from a visual and residential amenity perspective. The applicant is requested to have regard to the SDCC House Extension Design Guide and the character of the application site and street scene and submit a revised design incorporating the following:
 - (a) Two storey rear extension:
The height of the two-storey rear extension should be reduced and should sit below the eaves of the original roof to reduce its visual impact.

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(b) Two storey side extension:

The flat roofed element of the extension should be removed and reduced in height. A design that is more sympathetic to the design of the original roof is encouraged as this would reduce the visual impact and impact on the neighbouring property. It is recommended that the roof of the extension is level in height and matches the height of the existing slope. There could also be scope for a front dormer extension rather than the projecting flat roofed extension which may reduce the visual impact of the extension and adverse impact on the dwelling to the north of the site.

2. There are concerns regarding the lack of information submitted in relation to surface water. The applicant is requested to submit the following:
 - (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) Submit details of Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

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REG. REF. SD21B/0410


LOCATION: 9, Orchardstown Villas, 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: 14/9/21



Eoin Burke, Senior Planner