

# Comhairle Chontae Atha Cliath Theas

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

### PR/1224/21

**Reg. Reference:** SD21B/0413      **Application Date:** 27-Jul-2021  
**Submission Type:** New Application      **Registration Date:** 27-Jul-2021

**Correspondence Name and Address:** David Haslam 3, Willbrook Street, Rathfarnham,  
Dublin 14

**Proposed Development:** Part demolition of existing rear single storey extension  
and proposed new two storey flat roof extension with  
roof lights and all associated works.

**Location:** 3, Willbrook Street, Rathfarnham, Dublin 14

**Applicant Name:** Jean & David Haslam

**Application Type:** Permission

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.0185 Hectares on the application.  
Site Visit: 20<sup>th</sup> of August 2021.

### Site Description

The subject site is located on Willbrook Street within a terrace of 4 no. single storey dwellings. The site consists of a single storey dwelling with a pitched roof and single storey rear extension. To the north of the terrace of dwellings is a funeral home, to the east is Whitechurch Road and to the south are the rear gardens of dwellings facing Willbrook Grove.

### Proposal

Permission is being sought for the part demolition of existing rear single storey extension and proposed new two storey flat roof extension with roof lights and all associated works.

### Zoning

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

### Consultations

Water Services – no objection subject to conditions.  
Irish Water – no objection subject to conditions.

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

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### Submissions/Observations /Representations

None.

### Relevant Planning History

*Subject site*

SD06B/0697

(a) Widening of existing single storey extension to rear, (b) construction of a half storey over part of single storey extension to rear, (c) conversion of existing attic space for a playroom and (d) relocation of 3 new rooflights to front elevation.

**Permission refused** for the following reasons:

*1. Having regard to the pattern of development in the area, it is considered that the proposed development by reason of scale and mass would be out of character with development in the area and would be visually obtrusive. Thus the proposed development would seriously injure the amenities of and depreciate the value of property in the vicinity.*

*2. The proposed development would set an undesirable precedent for other similar development, which would in themselves and cumulatively be harmful to the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.*

### Relevant Enforcement History

Enforcement Ref. S1926

Extension to rear. Case closed.

### 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 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*

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*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 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).

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;
- Planning History;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and

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- 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.

### ***Planning History***

Permission was refused by SDCC in 2006 (Reg. Ref. SD06B/0697) for the (a) widening of existing single storey extension to rear, (b) construction of a half storey over part of single storey extension to rear, (c) conversion of existing attic space for a playroom and (d) relocation of 3 no. new rooflights to front elevation. The permission was refused due to the scale and mass of the proposed structure. The main differences between the current and previous application are that the proposed extension would be a lower height, not visible above the existing dwelling when viewed from the front and there would be no changes to the front elevation and roof slope of the existing dwelling. It is noted that the previous permission was assessed under the previous County Development Plan, which has since been replaced by the current 2016-2022 County Development Plan. The current application is therefore to be assessed as a completely new application.

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

The existing single storey rear extension would be extended in width at the ground floor level and an additional storey added above this extension. At ground floor the kitchen/dining room would be extended so that it extends the width of the site. The first floor extension would be irregular in shape and extend approx. 10.5 m in overall length and approx. 6.2 m in overall width, the width of the roof ridge of the existing dwelling.

The extension would have a flat roof and be approx. 5.8 m in overall height. The extension would extend from the roof ridge of the existing dwelling. The SDCC House Extensions Design Guide states that prominent flat roofed extensions are normally not acceptable. However, it is noted that the extension is located to the rear of the dwelling and would not be visible when viewed from Willbrook Street.

The proposed materials would match the existing dwelling. The extension would provide for an extended kitchen and 2 no. additional bedrooms at first floor level. The new bedrooms would meet the minimum floorspace requirements of the CDP. Specifically, Bedroom 3 would meet the minimum requirements for a single bedroom. The remaining rear amenity space would meet the minimum required amenity space for a 3 bedroom dwelling.

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In terms of residential amenity, the first floor extension would extend approx. 10.5 m along the side (southern) boundary with No. 4 Willbrook Street. There is a single storey rear extension on the dwelling at No. 4. However, the proposed first floor extension would extend beyond this neighbouring extension. On the side (northern) boundary, with No. 9 Willbrook Street, while the extension would have setbacks from this boundary, No. 9's rear extension is located along its northern boundary so that the rear building line of the original dwelling remains at the boundary with the subject site. There is a window, possibly to a habitable room, on the rear elevation of the neighbouring dwelling that would be impacted by the current proposal. Due to the extent of the first floor extension the Planning Authority has concerns in regard to impact of this structure on the adjoining neighbours in terms of overshadowing and overbearing and adverse visual impact. **The applicant should be requested to address this via Additional Information.**

In summary, an proposed extension is 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.

### *Services and Drainage*

In relation to surface water, Water Services has no objection and recommends conditions including *'Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development'*. There is no objection in relation to flood risk. Irish Water has no objections to the proposed development in regard to water supply and waste water subject to standard conditions. These reports are noted and shall be conditioned as such in the event of a grant of permission.

### *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.

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### 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 adjoining properties, 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. Due to the extent of the first floor rear extension the Planning Authority has concerns in regard to impact of this structure on the adjoining neighbours in terms of overshadowing, overbearing and adverse visual impact. There is a single storey rear extension on the dwelling at No. 4. However, the proposed first floor extension would extend beyond this neighbouring extension. On the side (northern) boundary, with No. 9 Willbrook Street, while the extension would have setbacks from this boundary, No. 9's rear extension is located along its northern boundary so that the rear building line of the original dwelling remains at the boundary with the subject site. There is a window, possibly to a habitable room, on the rear elevation of the neighbouring dwelling that would be impacted by the current proposal. The applicant is requested to address these concerns by way of assessment and revisions to the current proposed development. This may involve reducing the length of the proposed first floor extension.

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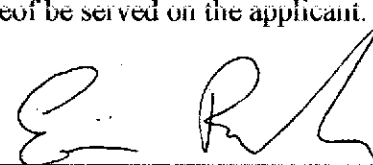
**REG. REF. SD21B/0413**

**LOCATION: 3, Willbrook Street, Rathfarnham, Dublin 14**

  
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**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

  
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**Eoin Burke, Senior Planner**