

# Comhairle Chontae Atha Cliath Theas

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

### PR/1254/21

**Reg. Reference:** SD21B/0436      **Application Date:** 05-Aug-2021

**Submission Type:** New Application      **Registration Date:** 05-Aug-2021

**Correspondence Name and Address:** Allister Coyne, Ailtireacht 30, Mountjoy Square,  
Dublin 1

**Proposed Development:** Widen existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required; demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property; provision of a new entrance door and canopy along with associated fenestration; revisions to the front of the property; new one and two storey extension with set back at first floor level to the front and side of the property along with all roof lights and associated site works; new canopy along with associated fenestration revisions to the rear & sides of the property; new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

**Location:** 28, Crannagh Road, Dublin 14

**Applicant Name:** Ferga Kane & Paul O'Neill

**Application Type:** Permission

(BH)

### Description of Site and Surroundings:

#### Site Area

0.09163 Hectares.

#### Site Description

The application site consists of a two storey, detached house that is located on Crannagh Road in Rathfarnham. The area is predominantly residential in nature but there is a golf course located to the south.

#### Site visited

31<sup>st</sup> March 2021.

# Comhairle Chontae Atha Cliath Theas

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

### **Proposal:**

Permission is sought for the following:

- Widen existing vehicular access
- Demolition of existing boiler house, two storey rear extension and single storey rear and side extensions
- Entrance door and canopy
- Alterations to front
- Single storey side extension
- Two storey side extension
- Canopy and alterations to fenestration
- Single storey outbuilding with roof light

### **Zoning:**

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

### **Consultations:**

Water Services – Additional Information

Irish Water – Additional Information

Public Realm – Raised concerns about the removal of the grass margin

Roads – no response received

### **Submissions/Observations /Representations**

Submission expiry date – 08/09/2021

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*

# Comhairle Chontae Atha Cliath Theas

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

### *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).

### **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
- Public Realm
- 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**

#### **Widen existing vehicular access**

The applicant proposes widening the existing vehicular access to 3.75m with inward opening gates. However, generally a maximum width of 3.5m is required for safety and visual purposes. The applicant has also not provided any details of the proposed boundary treatment or gates on elevations. It is therefore recommended that both of these matters are addressed by seeking **additional information**.

#### **Single storey canopy at rear and side extensions**

The proposed extension would be well set in from the boundary to the west and is considered to be acceptable based on its scale, design, and siting in terms of visual and residential amenity. Again given the proposed scale, design and siting of the side elements they are considered to be acceptable.

# Comhairle Chontae Atha Cliath Theas

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

### Two storey side extension

The proposal would see the removal of an existing two storey rear extension and the erection of a flat roof two storey side/rear extension above the existing single storey garage which would also be modified. With regard to residential amenity, the proposed extension would be set in from the shared boundary to the east by 1.7m and would be siting in line with the neighbouring property and an existing extension. Therefore, it is not considered to be materially harmful to neighbouring amenity.

Visually, it is noted that the applicant has proposed a brick screen on the front of the extension to avoid overlooking. However, the properties to the north are located over 30m away and therefore it is not considered that harmful overlooking would be an issue here. The side elevation would consist of a long blank façade and the flat roof proposed would contrast quite starkly with the roof of the original and neighbouring properties. Although the extension would be set back at first floor level there are concerns that given the scale and prominence of the extension that it would appear incongruous in the context of the site. The SDCC House Extension Design Guide states that the inclusion of a flat roof should be avoided unless there is a good design or an architectural reason for doing so. The applicant has not put forward a design rationale for the proposed roof and therefore it is recommended that a revised design, with a more sympathetic roof is explored as well as fenestration to add interest to the elevations. This is recommended to be sought as **additional information**.

### Canopy, Entrance Door and alterations to fenestration

The alterations to the windows are considered to be in keeping with the character of the property and are visually acceptable. The proposal also includes a new entrance door in a more centrally place location and canopy above at the front of the house which are considered to be acceptable based on their scale, design, and siting.

### Single storey outbuilding with roof light

The outbuilding would be located at the rear of the garden and would consist of a structure with a footprint of just over 30sq.m. The structure is proposed to consist of a shed and storage and would have a maximum height of over at its tallest point. The height proposed is quite large, however, given the distance from the rear of neighbouring properties, the set in from the boundaries, the depth of the rear gardens, and the inclusion of landscaping which would act as screening it is considered to be acceptable in terms of residential and visual amenity. A condition on the use of the structure is recommended to ensure that it would be ancillary to the main dwelling and not used for residential or commercial purposes.

### Rear rooflight

Based on the scale, design and siting of the proposed rooflight, it is considered to be acceptable in terms of residential and visual amenity.

# Comhairle Chontae Atha Cliath Theas

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

### **Parking and Access**

No response has been received at the time of writing from the Roads Department regarding the widening of the vehicular entrance. The submission of a revised driveway width and further clarity on the heights of the pillars and gates is required to ensure that the proposal would be acceptable.

### **Services, Drainage and the Environment**

Water Services has assessed the proposal and has requested additional regarding surface water with comments provided below:

*1.1 It is unclear where surface water discharges to from proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.*

*1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

Irish Water has assessed the proposal and has requested additional information with comments provided below:

*It is unclear where foul water discharges to from proposed development. 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 waste 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).*

### Conclusion

Given the scale of the extensions it is considered reasonable to request additional information from the applicant to address the concerns raised above.

### **Public Realm**

The Public Realm Section has raised concerns about the loss of the existing grass margin to facilitate the widened vehicular access. However, a large amount of the grass verge would be

# Comhairle Chontae Atha Cliath Theas

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

retained and this needs to be balanced with the requirement to create a more accessible entrance. As previously discussed, a revised width for the entrance is also being sought which would in turn reduce the amount of the grass verge that is required to be removed.

### **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**

The proposed extension of the dwelling is considered to be acceptable in principle. However, there are concerns with some elements of the proposal including the driveway and lack of information on the proposed gates and boundary treatment, the first-floor side extension, and the lack of information in relation to services. It is recommended that these matters are addressed through **additional information**.

### **Recommendation**

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

1. There are concerns from a traffic and pedestrian safety perspective and visual impact (and to maintain on street parking) about the width of the vehicular entrance proposed and the lack of information in relation to the proposed gates and boundary treatment. The applicant is requested to submit the following information:
  - (a) A revised vehicular entrance with a maximum width of 3.5m
  - (b) Full details of the proposed gates shown on elevations.
  - (c) Full details of the front boundary treatment shown on elevations. The height of the front boundary wall should be maintained to the same height and design as the original. Pillars should not exceed 1.2m in height.
2. There are concerns with the proposed first-floor side extension, and in particular the flat roof and lack of fenestration, from a visual perspective given the character of the existing house and neighbouring properties. The applicant is requested to consider the contents of the SDCC House Extension Design Guide in relation to first-floor side extensions and submit a revised design incorporating the following:
  - (a) A detailed design rationale for the proposal or an amended roof design that

# Comhairle Chontae Atha Cliath Theas

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

incorporates a hipped roof which would be more sympathetic to the character of the existing and neighbouring properties.

(b) Fenestration on the front elevation at first floor level to add interest.

(c) Fenestration on the side elevation serving each of the walk-in wardrobe, ensuite, and office. Obscure glazing is recommended to be used to avoid overlooking.

3. There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to address the following:

- (1) It is unclear where the surface water would discharge to from the proposed development. The applicant is requested to submit a drawing showing the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

- (2) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

4. There are concerns with the lack of information submitted in relation to foul water. The applicant is requested to address the following:

It is unclear where the foul water discharges to from proposed development. 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 waste 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

**Comhairle Chontae Atha Cliath Theas**

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

**REG. REF. SD21B/0436**

**LOCATION: 28, Crannagh Road, Dublin 14**

*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:**

21/9/21

*Eoin Burke*

**Eoin Burke, Senior Planner**