

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1258/21

Reg. Reference: SD21B/0419 **Application Date:** 28-Jul-2021

Submission Type: New Application **Registration Date:** 28-Jul-2021

Correspondence Name and Address: Stephen Reilly 16, Sycamore Drive, Archerstown Wood, Ashbourne, Co. Meath

Proposed Development: Ground floor extension to rear and side of existing dwelling; internal modifications and associated site works.

Location: 19, Muckcross Grove, Dublin 12

Applicant Name: Claire Clifford & Cormac O'Maille

Application Type: Permission

(DF)

Description of Site and Surroundings:

Site Area:

Stated as 0.073ha

Site Visit: 1st September 2021

Site Description:

The subject site is located within an established residential area and contains an existing semi-detached house with a rear garden. The surrounding streetscape is characterised by predominantly similar semi-detached and terraced houses.

Proposal:

The proposed development comprises:

- (1) Ground floor extension to rear and side of existing dwelling;
- (2) internal modifications, and
- (3) associated site works.

SEA Sensitivity:

No overlap identified with relevant environmental layers

Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

Consultations:

Water Services-Further information requested

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Submissions/Observations /Representations

Final date for submissions 14/9/21. None received.

Relevant Planning History

Subject site

None for subject site

Adjacent sites

SD04B/0671. (a) ground floor disabled toilet and shower room to side garage area; (b) wheelchair ramps to front and rear entrance; (c) tiled roof porch over proposed front entrance ramp
Grant Permission

S01B/0275. Single-storey extension to side and rear with tiled roof over
Grant Permission

Relevant Enforcement History

None active

Pre-Planning Consultation

None recorded for the 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

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*

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- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning

Authorities, Department of the Environment, Heritage and Local Government (2008).

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, (2008).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment relate to Zoning and Council policy, Residential and Visual Amenity, and water services.

Zoning and Council policy

The site is located in an area with zoning objective 'RES', '*To protect and / or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan (not including design which is addressed within the 'residential and visual amenity' section of the report).

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Residential and Visual Amenity

- The existing garage will be replaced by a utility room, set back 2m from the front building line.
- The proposal includes openable double doors from the utility room to the front of the property and a side door to the utility room. The Planning Authority considers that a window is more appropriate at the front of the property. The side entrance is deemed satisfactory to provide access to this part of the dwelling house. This will be addressed through **additional information**.
- The height of the side and rear extension is 3.5m and comprises a flat roof. Having regard to the structure's location to the south and east of the neighbouring property the height should be reduced to a maximum height of 3m.
- The rear extension projects 4.5m beyond the existing rear building line of the property and comprises a kitchen/dining area in the main house, with a home office and wc forming part of the side-rear extension.
- The extension is set back from No.8's boundary line by 1m-6.6m and offset from the western boundary (No. 20) by 200mm. Having regard to the structure's location to the south and east of the neighbouring property, the height of the side extension should be reduced to a maximum height of 3m.
- The adjacent property at no.20 has a rear extension with a pitched roof, which exceeds the height of the flat roof extension. The set back from the adjacent property line, at this location, is deemed appropriate.
- The extension will not reduce the extensive rear amenity area below the requirements of the CDP. This is noted and is deemed acceptable.

Note: The Planning Authority notes that an existing extension has been constructed at the dwelling house located to the north-west of the subject site and is not shown on the Site Layout Plan. An accurate site layout plan should be requested by way of Additional Information.

Water Services

Water Services has requested further information regarding the provision of SUDS.

The Planning Authority is satisfied that the above can be submitted via additional information.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

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

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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.

Other considerations

Development Contributions

The proposed development comprises a ground floor extension to rear and side of existing dwelling; internal modifications and associated site works.

Known previous extension to property: None

Additional floor area 57sq.m.

Assessable area: 17sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	57sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0728ha

Conclusion

Additional information is requested. The proposed development is deemed to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and the South Dublin County Development Plan 2016 – 2022 subject to the submission of appropriate additional information.

Recommendation

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

1. (1) The Planning Authority notes that an existing extension has been constructed at the dwelling house located to the north-west of the subject site, which is not shown on the Site Layout Plan. The applicant is requested to submit an accurate Site Layout Plan, as required by Article 23(1)(a) of the Planning and Development Regulations, 2001, as amended.
(2) Having regard to the proposed height of the side element of the extension and its proximity to adjacent built structures the applicant is requested to submit revised proposals for the side extension element of the design showing a maximum overall height of 3m.
(3) The applicant is requested to submit revised drawings replacing the proposed double-doors in the front elevation with a window ope.
2. The Planning Authority has concerns in relation to drainage from the site and consider that additional SUDS proposals should be incorporated within the overall design proposal. The applicant is requested to submit revised drawings, documentation and proposals to include further SuDS (Sustainable Drainage Systems) such as soakaways for the proposed

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development.

The applicant is requested to submit the following:

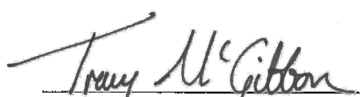
- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should 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 a public surface water sewer.

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REG. REF. SD21B/0419

LOCATION: 19, Muckross Grove, Dublin 12

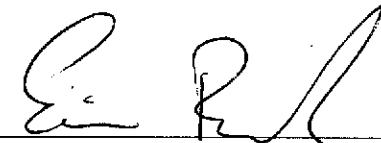


**Tracy McGibbon,
A/Senior Executive Planner**

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:

24/9/21



Eoin Burke, Senior Planner