

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1277/21

Reg. Reference: SD21B/0430 **Application Date:** 30-Jul-2021
Submission Type: New Application **Registration Date:** 30-Jul-2021

Correspondence Name and Address: Stephen Ellis, SE Home Improvements 9, The Dale, Kingswood Heights, Dublin 24

Proposed Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Applicant Name: Tracy Palmer

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description:

The site contains a house, with separate accommodation above. The property has a back garden, with parking to the front. At present there is an open car port integral to the building. The area is characterised by similar properties

Site Area: 0.0178 Hectares.

Proposal:

The proposed development will consist of:

- Construction of a new façade wall to allow conversion of existing car port to new bedroom;
- ground floor rear extension with flat roof and
- all ancillary site works.

Zoning:

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

Consultations:

Surface Water Drainage: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Submissions/Observations /Representations

Submission received:

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- Shared roof with car port and attached car port, fascia, guttering also shared. The removal of half the shared roof will cause damage to the shared roof and guttering. It will change the original plan of the houses.
- Proposal will result in overshadowing.
- Proposal will cause noise pollution and negatively impact on privacy. Rooflight will be seen from upper floors of surrounding properties.
- Flat roof has safety issues and people can climb on it.
- Impact on property value of adjacent property.
- Proposal will result in loss of car park space for 3bed property (existing)

Comments made are considered in the assessment of the planning application below.

Relevant Planning History

Application Site:

S01A/0664 Development comprising 292 dwellings consisting of 14 no. 2 storey three bedroom terraced houses (Type A1), 11 no. 2 storey three bedroom terraced houses (Type A2), 18 no. 2 storey three bedroom terraced houses (Type A2a), 9 no. 2 storey two bedroom terraced houses (Type A3), 40 no 2 storey three bedroom houses with 20 no. single storey two bedroom apartments over (Type B), 6 no. 1 bedroom apartments and 14 no. two bedroom apartments in a part 4 storey, part 5 storey and part 6 storey apartment building (Type G), 26 no two bedroom units and 26 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E1); 12 no. three bedroom units and 12 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E2); 38 no. two bedroom units and 38 no. three bedroom units in part 2 storey and part 3 storey buildings (Type F); 8 no. two bedroom units in part 2 storey and part 3 storey buildings (Type F2); A single storey creche building (c.522sq.m.), together with associated car parking; site development works, including the provision of surface water drainage infrastructure connecting to the recent improvements undertaken to the Griffeen River; vehicular access to be via new 6 metre wide vehicular access off Lock Road (R120) approx. 140 metres south of the existing access to the adjoining Finnstown Cloisters housing scheme; a second vehicular access is also proposed via a new 7.5 metre wide entrance to link ultimately to the planned future Adamstown Link Road approx. 79 metres west of Haydens Lane; provision of traffic management improvement measures on Lock Road (R120) in the vicinity of new vehicular access to the proposed development, including the relocation of existing maintenance access to Iarnrod Eireann lands. Permanent retention of 525 mm dia. foul sewer located along the south-western edge of the permitted extension to Griffeen Valley Regional Park adjacent to the Grange Manor housing scheme which connects to existing four sewer manhole F6 (Ex); Minor revisions to site boundaries of No. 12 Finnslnaw, No. 21 Finnsparck and No. 2 Finnswood, Finnstown Cloisters situated along the northern boundary of the site; all on the site of c 7.5 ha. **Permission Granted (SDCC and ABP)**

Adjacent Sites:

SD11B/0165 Moving and setback front wall, containing a door and glazed side panels of a ground floor room which was converted from a car port as permitted under SD06B/0558 to align with front wall of the house. **Retention Permission Granted. 33, Hansted Drive, Lucan, Co. Dublin.**

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SD06B/0558 Window and door to front of garage. **Permission Granted. 33, Hansted Drive, Lucan, Co. Dublin.**

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 Extension

Policy H18 Residential Extension

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 11.2.7 Building Height

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 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*

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.*

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- *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.*

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,*
- *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*

Relevant Government Guidelines

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

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).

Assessment

The main issues to consider are:

- Zoning and Council policy;
- Residential & Visual Amenity;

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- Services and Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The proposed extensions are consistent with zoning objective 'RES', in which extensions to existing dwellings are permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan regarding Residential Extensions, and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

It is noted that there are no conditions on the original permission (S01A/0664) restricting the conversion of car ports within the development.

Residential & Visual Amenity

The proposal is for a number of distinct elements. Each of these is considered in turn below:

Conversion of car port and construction of façade

The proposal would convert the car port to habitable space. To enable conversion, a new façade is required. The applicant is proposing to construct the façade from materials to match the existing dwelling. Fenestration detail would also match existing. There is concern that the existing shared roof would be impacted, but it is not apparent that there would be any alterations to the existing roof structure to enable the conversion.

The proposal would not impact upon neighbour amenity in terms of loss of daylight or overlooking. It is noted that Roads has recommended refusal as the proposed development does not clearly demonstrate the parking arrangement. There is a requirement for 2 off-street, car parking spaces in this location and the proposal would result in the loss of a car parking space. It is noted that the applicant has not indicated that there is any dedicated parking for the property, other than the existing car port, as such, they should be afforded the opportunity to provide these details vid **additional information**.

A bedroom would be provided within the space – it would measure 6.125m long and 2.7m wide (at the widest point). In accordance with Quality Housing for Sustainable Communities (2009) a single room would be provided.

This element of the proposal is, therefore, considered acceptable.

Single storey ground floor extension to rear

The proposed extension would extend 5.319m to the rear of the car port. It would also extend c. 1.55m to the rear of the existing sitting room. The extension to the rear of the car port would be circa 4m wide and the extension to the rear of the sitting room would be circa 2.8m wide. The extension would be circa 2.65m high with a flat roof. The new bedroom

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would have a roof light. Given the overall height of the proposal, it would have an acceptable impact on neighbour amenity.

The bedroom would measure 3.314m long and 3.340m wide (at the widest point). In accordance with Quality Housing for Sustainable Communities (2009) a double room would be provided.

Approximately 49sq.m of rear garden space would remain following the extension. For a new dwelling, the CDP requires 70sq.m for 4+ beds. Given the proposal is not a new dwelling and it is acceptable to extend properties into rear gardens, the remaining rear garden provision is considered to be an acceptable level.

This element of the proposal is acceptable in terms of visual and residential amenity.

Services and Drainage

Water Services and Irish Water have stated no objections, subject to conditions.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- Rear extension and conversion of car port 22.57sq.m
- 40sq.m exemption
- Assessable area is nil.

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Residential extension and family flat

Floor Area (sq. m) 22.57

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.0178

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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 **further information** is required to ensure the proposed development would be in compliance with Council policy in relation to car parking, would not seriously injure the amenities of the area or of property in the vicinity 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. The Planning Authority and the Roads Department have concerns regarding the impact of the potential loss of car parking for the subject site and the implications it may have on road safety. The applicant is requested to provide details of car parking for the property, as existing and as proposed.

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REG. REF. SD21B/0430

LOCATION: 10, Hansted Way, Lucan, Co. Dublin



**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: 23/9/21



Eoin Burke, Senior Planner