

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1278/21

Reg. Reference: SD21B/0432 **Application Date:** 03-Aug-2021

Submission Type: New Application **Registration Date:** 03-Aug-2021

Correspondence Name and Address: Shehzad Hussain 1, Foxborough Grove, Lucan, Co. Dublin

Proposed Development: Two storey extension at side and rear and connection to the existing services thereon consisting of accommodation at the side extension and an increase in the size of kitchen and the size of two existing bedrooms at the rear extension. wo storey extensions at side and rear and connection to the existing services t

Location: 1, Foxborough Grove, Lucan, Co. Dublin

Applicant Name: Shehzad Hussain

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0302 Hectares.

Site Description:

The subject site is located within the established Foxborough Grove residential area in Lucan. The subject dwelling is a two-storey detached house, with a 'Dutch' hipped roof profile on a corner site with space to the side. The surrounding streetscape is characterised by dwelling houses of similar style and appearance.

Proposal:

The proposed development consists of the following:

- Two storey 'family flat' to side of house (43.84sq.m).
- Two storey rear extension (25.92sq.m).
- Proposed works measure total of 69.76sq.m as stated.

Zoning:

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

Consultations:

Surface Water Drainage: **additional information** recommended.

Irish Water: No objection subject to conditions.

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SEA Sensitivity Screening

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations:

None.

Recent Relevant Planning History:

None traced to subject site.

Adjacent sites

SD03B/0388: 8, Foxborough Walk, Lucan, Dublin.

The construction of a new two storey extension, to the side of the existing dwelling.

Decision: **GRANT PERMISSION**

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

No pre-planning consultation recorded.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022:

Policy H19 - Family Flat

It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.

H19 Objective 1: To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.

Section 11.3.3 (ii) Family Flat

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- *The family flat should be directly accessible from the main dwelling via an internal access door and*
- *The design criteria for dwelling extensions will be applied.*

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Residential Extensions

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).

House Extension Design Guide South Dublin County Council Planning Department, 2010.

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 relate to:

- Zoning and Council policy
- Residential and Visual amenity
- Services and Drainage
- Screening for Environmental Impact Assessment (EIAR)
- Screening for Appropriate Assessment (AA)

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'To protect and/or improve Residential Amenity'. The development of a family flat and a separate residential extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan regarding family flat development and extensions, where a valid case for the family flat development is provided, and where the proposal would not otherwise detract from the existing residential amenity of the area.

Residential & Visual Amenity

Demonstration of Genuine Need for Family Flat.

Documentation has been submitted to satisfactorily demonstrate that there is an established need to provide semi-independent accommodation for an immediate family member (older parent or other dependent). This would comply with Section 2.4.2 Family Flats and Housing (H) Policy 19 Family Flats of the South Dublin County Council Development Plan 2016-2022. It is noted that in the documentation submitted the applicant outlines that he is applying for permission to extend his

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house as he needs more room to accommodate both of his elderly parents who are currently living with the applicant. The applicant's wife and four children and also the applicant's sister and her daughter are also currently living in the existing dwelling.

Not exceed 50% of the floor area of the main dwelling (Family Flat)

At 43.84sq.m the proposed two storey family flat does not exceed 50% of the total floor area of the main existing dwelling (122.sq.m).

Directly Accessible (Family Flat)

The proposed family flat is directly accessible from the main dwelling via an internal access door at ground floor level. However, it is noted that the family flat will not be connected at first floor level. In this instance this would broadly comply with the South Dublin County Development Plan regarding Family Flats (11.3.3 Additional Accommodation).

There is an additional front entrance door proposed for the front elevation of the family flat. This additional front entrance door would not visually accord with the character of the area. To visually accord with the character of the area and to comply with the SDCC House Extension Design Guide 2010 the entrance door should be relocated to the side of the family flat. It is considered this may be dealt with by way of **Additional Information**.

Design criteria for dwelling extensions (Family Flat)

The proposed family flat will have a full gable and pitched roof on the southern elevation. The ridge height of the family flat extension will match the ridge height of the existing dwelling. However, the majority of roofs in the area have a 'Dutch' hipped roof profile, therefore the proposed full gable would not accord visually with the character of the area. To visually accord with the character of the area a 'Dutch' hip roof profile to match that of the existing hip would be more appropriate. It is considered this may be dealt with by way of **Additional Information**.

Two storey rear extension

This is a detached dwelling. The extension will project outwards from the main rear building line by c.2.7m and at c.6.15m will span the full width of the existing dwelling. It will have a pitched roof where the ridge will be set below the ridge of the existing dwelling. There are two bedroom windows proposed on the rear elevation of the first floor. There is a separation distance of c.17.3m between directly opposing above ground floor windows with the neighbouring property to the rear (No.13 Foxborough Lawn). To comply with Section 11.3.1 Residential (v) Privacy of the SDCC Development Plan a separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy and avoid undue overlooking. Therefore, this element of the proposal would not comply with development plan standards. It is considered this may be dealt with by way of **additional information** whereby the applicant be requested to submit revised design drawings to address this issue which may include angled windows with directional views. Furthermore, the two storey rear extension would benefit from a 'Dutch hip' end rather than a gable end, in order to reduce any perceived overbearing on neighbouring dwellings. This can be sought as **further information**.

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Services & Drainage

Surface Water Drainage have recommended **Additional Information** be requested regarding the distance between the proposed extensions and the existing 225mm surface water sewer. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: Further Information Required:

1.1 South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.

1.2 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.

1.3 The applicant is required 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.*

All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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It is considered appropriate to request the above **additional information**.

An extract taken from the Irish Water report states the following:

IW Recommendation:

No Objection

IW Observations:

*Irish Water requests that any grant of permission will be **conditioned** as follows:*

- 1. The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*
- 2. All development shall be carried out in compliance with Irish Water Standards codes and practices.*
- 3. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.*
- 4. Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.*

Reason: To ensure adequate provision of water and wastewater facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

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.

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

- Development subject of this application for family flat and separate two storey extension is 69.76sq.m as stated.
- No previous extension.
- 40sq.m. exemption remains.

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- Assessable area is 29.76sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – ‘family flat’ and separate residential extension	69.76sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0302

Conclusion

Additional Information is required on the following issues:

1. Relocation of proposed additional front entrance door.
1. ‘Dutch’ Hip for proposed southern elevation of family flat.
2. Privacy and Overlooking issues regarding first floor windows of separate two storey rear extension.
3. Surface Water Drainage requirements.

Recommendation

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

1. In order to visually accord with the character of the area and to comply with the SDCC House Extension Design Guide 2010 the applicant is requested to submit revised drawings clearly showing the location of the proposed additional separate front entrance door for the family flat to be relocated to the side of the family flat.
2. To visually accord with the character of the area the applicant is requested to submit revised drawings clearly showing a 'Dutch' hip roof profile for the southern elevation of the family flat to match the existing 'Dutch' hip of the existing dwelling. Furthermore, in order to reduce perceived overbearing impact the rear extension would benefit from a 'dutch hip' rather than a gable end. Revised drawings should be submitted accordingly.
3. To comply with Section 11.3.1 Residential (v) Privacy of the SDCC Development Plan a separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy and avoid undue overlooking. As there is a separation distance of only c.17.3m between directly opposing above ground floor windows with the neighbouring property to the rear (No.13 Foxborough Lawn) the applicant is requested to submit revised drawings and a revised design to address this issue which may include the provision of angled windows with directional views.
4. The applicant is requested to submit the following information regarding requirements for Surface Water Drainage:
 - (i) South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site. The applicant is requested to submit a drawing

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in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings should also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.

(ii) 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.

(iii) The applicant is requested to submit a revised 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:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

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REG. REF. SD21B/0432

LOCATION: 1, Foxborough Grove, Lucan, Co. Dublin

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: 27/9/21

E. Burke
Eoin Burke, Senior Planner