

# **Architectural Design Statement** **& Planning Report**



For 2 no. Detached Dwelling on a garden site at  
Hawthorns,  
Killakee Lawns,  
Firhouse,  
Dublin 24

On behalf of  
Sean & Teresa Butler

Produced by  
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## 1.0 Introduction

This design statement is prepared on behalf of the applicants, Sean & Teresa Butler, for two new detached dwellings on a garden site to the south of their existing dwelling.



Aerial view of site

## 2.0 Site & Surrounding Area

The proposed site is the rear garden of a detached property at Hawthorns, Killakee Lawns, Firhouse, Dublin 24 (owned by the applicant). The surrounding residential housing estate comprises mainly two-storey semi-detached and terraced suburban housing. The proposed site is located at the end of the cul-de-sac of Killakee Lawns. The existing dwelling (Hawthorns) is a single storey bungalow with conservatory extension to rear and the property is accessed from the rear off Killakee Lawns. The front façade of the existing house and entrance faces onto the Firhouse road and is screen by mature trees and hedging. The existing house has a long driveway leading from the entrance gate at Killakee Lawns extending along the northeast boundary to the parking area at the front of the house.

The adjacent property to the northeast (Killinenny Cottages, 8 Firhouse Road) has been subdivided to the rear to provide two semi-detached two storey dwellings with converted attics accessed off Killakee Green (No. 24 & 26 Killakee Green). A further planning application is submitted for a detached dormer bungalow dwelling on the same site (currently under review). The surrounding neighbourhood consists of predominantly 2 storey semi-detached and terraced dwellings with render finish and concrete roof tiles.

### 3.0 Summary of Proposal

The applicant is proposing the construction of 2 no. 3-bedroom, three-storey detached dwellings with new entrance, car parking and ancillary site development works. The proposed dwellings are for the two daughters of the applicants to be used as primary residences. The dwellings shall share the existing entrance and driveway with the family home of Hawthorns. House 1 shall be GFA of 134.7m<sup>2</sup> and House 2 shall be GFA of 134.1m<sup>2</sup>.



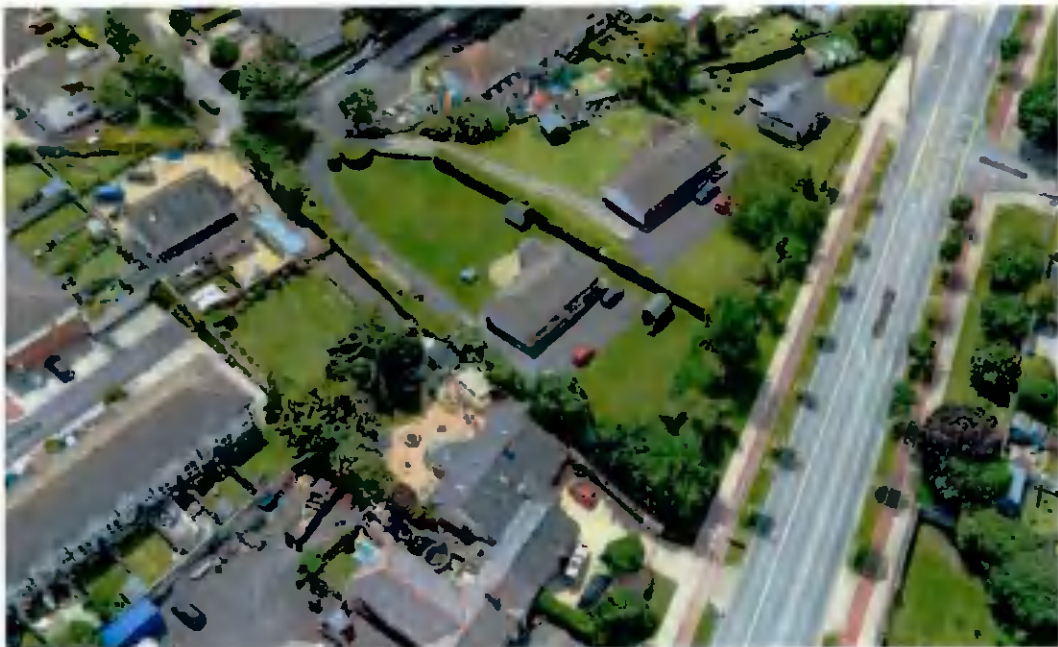
View of existing gate entrance to Hawthorns from Killakee Lawns



Aerial view of Hawthorns with entrance driveway from Killakee Lawns



Aerial view of Hawthorns with entrance driveway from Killakee Lawns



Aerial view of Hawthorns



Aerial view of Hawthorns

#### **4.0 Capacity of the Site**

The existing site is large and has the capacity to accommodate the proposed two dwellings. The existing overall site area of Hawthorns is 1,808 m<sup>2</sup> (0.18 hectares). The sub-division of the existing site will result in a proposed site area of 680m<sup>2</sup> (0.068 hectares) for the two new dwellings (including shared driveway). The remaining site area for the existing Hawthorn house will be 1,124m<sup>2</sup> (0.112 hectares). The remaining rear garden for private amenity of the existing 3-bedroom dwelling of Hawthorns will be 190m<sup>2</sup> (excluding with driveway access). The site is bounded to the northwest by mature trees and hedging and to the south and northeast by mature hedging. The site has direct access onto the public path and roadway at Killakee Lawns.

#### **5.0 Residential Amenity**

The proposed dwellings provide an excellent standard of residential accommodation and private amenity without unduly impacting on the residential amenity of the existing dwelling. The internal floor area of the proposed dwelling complies with the provisions of the Quality Housing for Sustainable Communities Best Practice Guidelines (DOEHLG 2007) for a 3-bedroom dwelling. The private amenity space to the serve the proposed dwelling complies with the minimum private amenity space standards. Each new 3-bedroom dwelling shall be provided with a private garden amenity area of circa 60m<sup>2</sup> (in line with Development Plan Standards of Table 11.20). In addition, the first-floor rear bedroom windows of the proposed dwellings shall be >22m from the rear of the existing Hawthorn dwelling thereby maintain appropriate separations distance to avoid overlooking. Given the proposed siting of the new dwellings it is not considered that they would be materially harmful to neighbouring residential amenity to the properties to the west, north and east given the separation distances involved and the fact that there would be no directly facing habitable room windows within 22m.

#### **6.0 Planning History**

There are no previous planning applications made on the proposed site.

## **7.0 South Dublin County Council Development Plan 2016-2022 Policy**

### **Zoning & Council Policy**

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The development of a dwelling is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.2 (i) which relates to Infill Sites and (ii) Corner/Side Garden Sites (iii) Backland Development. We consider the proposal meets with the policy in relation to Infill/backland site development.

### **Section 1.2.30 Policy**

#### *(ii) Corner/Side Garden Sites*

*Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:*

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- *The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*
- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

#### *(iii) Backland Development*

*The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:*

- *Be guided by a site analysis process in regard to the scale, siting and layout of development.*
- *Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area.*
- *Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking.*
- *Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.*

We note that there have been several infill developments carried out previously in the immediate vicinity, (SD03A/0033, SD06A/0897, SD06A/0670, SD05A/0994, SD07A/0250)

## **8.0 Car Parking & Open Space**

Two car parking spaces are proposed for each dwelling with parking for House 1 immediately to the south in front of the dwelling and parking for House 2 on the opposite side of the shared access driveway. The existing dwelling (Hawthorns) shall retain a minimum 2 car parking spaces to the front garden. The proposed car parking provision meets the Development Plan requirements. New boundary wall, piers and gates are proposed at the entrance to Hawthorns. The existing entrance piers and boundary wall onto Killakee Lawns shall be retained.

#### **9.0 Existing Street Trees**

The applicant shall ensure that the existing tree located at the south eastern boundary on the site inside the boundary wall shall be maintained and protected. All trees to the northern boundary of the retained dwelling of Hawthorns shall not be affected by the proposed development. Similarly all existing hedging and trees along the north eastern boundary shall remain. A portion of the southwestern boundary hedge shall be removed to facilitate the proposed development. The adjoining property, Killininy Bungalow, is owned by a relative as is the property at No. 9, Killininy Cottages.

#### **10.0 Existing Environmental Services**

The site has existing foul and surface water local authority drainage infrastructure available on the public roadway of Killakee Lawns. There is an existing local authority water main located in the grass verge to the south of the site entrance in the public path. A 150mm diameter private foul drainage line traverses the rear of the existing dwelling (west-to-east). This site is well serviced and is an efficient use of residential zoned land. The proposed new dwellings shall be connected directly into the existing foul water drainage network on Killakee Lawns with surface water disposal to be dealt with via soakpits within each of the dwelling plots. The proposed dwellings shall be located outside of the protection zones of all public services.

#### **11.0 Planning Assessment**

The proposed site is subject to zoning objective A – 'To protect and/or improve Residential Amenity'. The proposal complies with the zoning objective.

The proposed dwellings are contemporary in the design approach with the use of similar existing materials and a new modern form. The front elevation of the proposed dwellings, while set back from the building line along Killakee Lawns, will not create overlooking to any adjoining property. The minimum set back from the existing Hawthorn bungalow shall be greater than 22m. The front façade of each dwelling shall be modern brick finish to first floor level with nap render finish above. Roof finishes shall be concrete clay tile in keeping with the surrounding area. A modern projecting canopy porch overhang is proposed to the south elevation at ground floor level. There are no overlooking windows to the east or west of the proposed dwellings thereby avoiding any overlooking of adjoining amenity spaces. The brick finish at ground floor level shall continue around the gable walls and each dwelling shall have a single storey modern brick finish kitchen/living/dining area to the rear. Image samples of the proposed design are provided in the appendix to the rear of this report.

The overall height of the proposed dwelling is similar to the existing semi-detached houses (No. 24 & 26 Killakee Green), and a standing seam metal dormer roof profile to the rear provides for habitable attic level accommodation. The ground floor rear kitchen and dining accommodation projects out from the back wall line of the main house and opens onto a private patio and garden. Bin storage is provided to each of the proposed properties within the curtilage of the individual plots with separate garden access to facilitate movement of bins to the boundary of the property with Killakee Lawns roadway. The rear garden area of 60m<sup>2</sup> for each dwelling is in accordance with the Development Standards for 3-bedroom dwellings (5 person). The location of the proposed dwelling does not impact on the existing public sewer drainage network (refer to attached Irish Water Map).

The proposal will provide for two A-rated dwellings with a thermally efficient building envelope for energy conservation and efficiency and utilise renewable energy sources for a sustainable building design in accordance with national regulations and policy guidelines.

## **12.0 Conclusion**

The site has the capacity for accommodating the proposed dwellings and does not result in any undue overlooking or impact on the existing adjoining residential amenity. The dwellings are not located within the immediate vicinity of existing surface and foul water main sewers. The proposed development is consistent with the existing residential character of the estate while providing a contemporary design approach for the infill/backland site and will not set an undesirable planning precedent. There are existing approved infill site developments of a similar nature within the immediate vicinity of the proposed site, and we believe the proposal is consistent with the zoning objectives and planning policies within the South Dublin Development Plan 2016-2022 in particular Housing (H) Policy 17 Residential Consolidation.



### 13.0 Appendix A – Propose Materials

Sample images of proposed building materials and design form.



Fig.1 Example of the entrance canopy



Fig. 2 Example of metal standing seam dormer roof

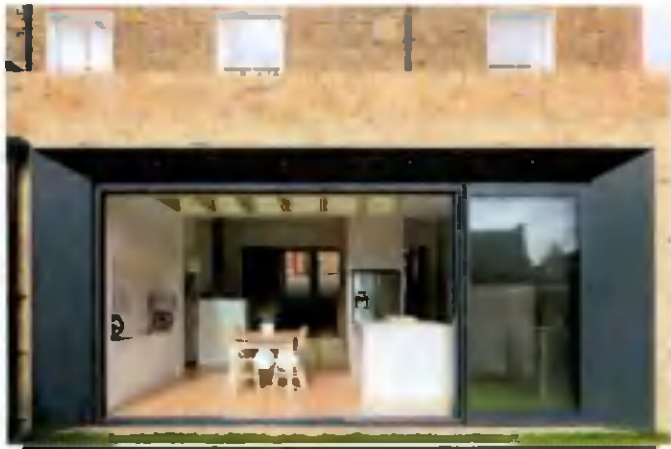


Fig. 3 Example of single storey kitchen/dining space

13.0 Appendix B – Existing Site Photos



Fig. 1 Rear of existing Hawthorns Dwelling



Fig. 1 View from gable to Hawthorns towards entrance and proposed site location

13.0 Appendix B – Existing Site Photos (continued)



View of existing entrance to Hawthorns



View of proposed site



View of rear of Hawthorns and existing driveway

13.0 Appendix C – Housing Quality Assessment

Project		Haythorn New Dwellings at Killabee Leans.												
Title		Planning Issue												
Drawing Series		Housing Quality Assessment												
Date		August 2021												
House No	Storey	Dwelling Type	Net Internal Floor Area (sqm)	Min Area (sqm)	Private Amenity Area (sqm)	Min Amenity Area (sqm)	Aggregate Kitchen / Dining Area (sqm)	Aggregate Kitchen / Living / Dining Min Area (sqm)	Kitchen / Living / Dining Width (sqm)	Min Width (sqm)	Bed 1 Area (sqm)	Min Area (sqm)	Width (sqm)	Min Width (sqm)
1	3	Detached	134.7	102	60	60	47.2	34	4.1	3.8	8.2	7.1	2.24	2.1
2	3	Detached	134.1	102	60	60	47.4	34	4.1	3.8	7.8	7.1	2.24	2.1
House No	Bed 2 Area (sqm)	Min Area (sqm)	Width (sqm)	Min Width (sqm)	Bed 3 Area - Main (sqm)	Min Area (sqm)	Width (sqm)	Min Width (sqm)	Aggregate Bedroom Area (sqm)	Aggregate Bedroom Min. Area (sqm)	Total Score Area (sqm)	Min Area (sqm)	Width (sqm)	Min Width (sqm)
1	11.6	11.4	3.5	2.8	15.1	13	4.7	2.8	34.9	32	8.5	5	5	5
2	12.1	11.4	3.5	2.8	15.1	13	4.7	2.8	34.6	32	8	5	5	5