

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1335/21

Reg. Reference: SD21A/0225 **Application Date:** 13-Aug-2021

Submission Type: New Application **Registration Date:** 13-Aug-2021

Correspondence Name and Address: Hillary Garvey 8, Merton Road, Rathmines, Dublin 6

Proposed Development: Demolition existing single storey garage, rear single storey extension, rear sheds, side chimney.
Construction of a new two storey side and a new single storey rear extension, the new storey side extension and part of new rear single storey will contain a family flat unit with separate entrance to front at 52 Cypress Grove Road Dublin 6.

Location: 52, Cypress Grove Road, Dublin 6w

Applicant Name: Hillary Garvey

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 13/09/2021

Site Area: as stated 0.03 Hectares as stated on application.

Site Description:

The site is located on the eastern side of Cypress Grove Road, an established residential area. The site contains a semi-detached red brick property and gable dash render, with front first floor balconies and hipped roof profiles. The adjacent properties are of a similar form and appearance as the subject property. A cycle lane is situated to the front of the property, with a grass verge along the side on Cypress Drive.

Proposal:

- Demolition existing single storey garage, rear single storey extension, rear sheds, side chimney.
- A two storey side extension and part of new rear single storey comprising a two-storey dwelling/family flat unit with separate entrance to front at 52 Cypress Grove Road Dublin 6.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Zoning:

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

Consultations:

Surface Water Drainage: No objections subject to standard conditions.

Irish Water: No objections subject to standard conditions.

Roads: No objections subject to standard conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

Submissions were received from neighbouring third parties. The main issues raised are summarised below:

- Notes the proposal will turn the adjacent property at No. 50 Cypress Grove Road from a detached to a terraced dwelling.
- Concerns with the rear extension and the impact on natural light coming into adjacent property at No. 50 Cypress Grove Road.
- Concerns the rear raised patio would impact on privacy by way of overlooking to No. 50 Cypress Grove Road.

The issues raised in the third-party submissions have been considered in assessing this planning application.

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD19B/0231 - 31A, Cypress Grove Road, Templeogue, Dublin 6W. Granted Permission for a single storey flat roof extension to the rear and side of the existing two storey dwelling; single storey flat roof garden storage; widening of the existing vehicular entrance.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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 2:

- 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).

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority 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 in section 11.3.3 (ii) of the County Development Plan.

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Side extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Rear Extensions:

- *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.*

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side and rear extension to provide for a separate dwelling is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Policy on Family Flats

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority 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 in section 11.3.3 (ii) of the County Development Plan. Section 11.3.3 (ii) of the County Development Plan outlines four criteria to consider in the assessment of applications for family flats. The criteria are addressed below, along with an assessment of the proposed development.

(1) The applicant shall be required to demonstrate that there is a genuine need for the family flat.

The applicant has not submitted any evidence to demonstrate that there is a genuine need for the family flat. The applicant is required to address this by submitting **additional information**.

(2) The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house.

The gross floor area of the proposed development (family flat 55.45sq.m) is less than half of the gross floor area of the main dwelling (148sq.m). As such the proposal is consistent to the provisions of the Development Plan.

(3) The family flat should be directly accessible from the main dwelling via an internal access door; and

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

The proposed development would be independently accessed by its own front door from the front west facing side of the dwelling. This is not acceptable and should be omitted. **ADDITIONAL INFORMATION.** Internally the family flat is accessed via the ground floor hallway and first floor landing.

(4) The design criteria for dwelling extensions will be applied.

The design is considered in detail in the Residential and Visual Amenity Section of this report. Sufficient car parking space would be provided in the front garden for two car parking spaces, and it is noted that Roads Department have no objections.

Planning Note: It is considered that the proposed development represents a two-storey, two-bedroom dwelling and not a family flat. The applicant should be requested to submit details on how the proposed new dwelling will meet minimum design, rear amenity space and parking standards in accordance with National and County policy.

Residential & Visual Amenity

Front Elevation of Gable Extension

The proposed design generally reflects the character of the existing house, retaining the full hipped roof profile, which is welcome. However, the additional entrance doorway to the front should be omitted from the proposed family flat and replaced with matching window fenestration of the existing house or the applicant should demonstrate that the new additional house can meet minimum design standards.

The proposal is not consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) as follows:

If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first-floor extension over an existing garage or car port that is flush with the building line of the main house, the first-floor extension should be recessed by at least 50cm.

It is noted that the proposed first-floor element of the extension is flush with the existing front building line, thereby creating a terraced effect with adjoining property to the south. The proposed front building line should be recessed back by a minimum of 0.5m to give the distinction of a semi-detached dwelling in keeping with the character of the surrounding streetscape, this shall be requested by **additional information**.

The roof is proposed as a hipped roofed with the matching height of the existing dwelling, having regard to Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010). The roof shall be lowered below the existing ridge line to create a distinct separation

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

of the side extension to the existing dwelling and to eliminate a terracing effect, this shall also be requested by **additional information**.

Side/ Rear Extension

The proposed two-storey side extension replaces the existing garage and side chimney and projects from the gable elevation 2.4m to the south on this site. The gable/rear proposal is built within a portion of the existing footprint of the demolished garage and extends 12.7m in length and 3.6m in height and is considered in context to the main dwelling.

Having regard to the neighbouring concerns of No. 50 Cypress Grove Road to the north. It is noted that this adjacent property has an existing ground floor rear extension and also noted from an ariel view of the property that the rear extension projects further in distance to the subject proposal. The proposed single storey rear extension would be built on the shared boundary with the neighbouring properties to the north and south of the site. It is deemed that the flat roof proposal would not be significantly injurious to the amenities of the adjacent properties having regard to the 2.9m projection from the rear building line. No undue issues of overlooking are envisaged having regard to the east facing rear windows predominately at ground floor level.

It is noted that the adjacent property to the south has already extended to the first-floor gable side of the dwelling, with a two-storey rear extension. The pattern of development in the area has a prevalence of rear extensions. The minimum private open space requirement is comfortably achieved and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions.

Roads

The Roads Department has no objection and state the following in their report:

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. Any gates shall open inwards and not out over the public domain.
3. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
4. The vehicular access points shall be limited to a width of 3.5 meters.

The recommendations of the Roads Department are noted, the above can be obtained by **condition** in the event of a grant of permission.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report raises no objections subject to standard conditions and the inclusion of water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Regarding Irish Water and foul drainage, the Irish Water Report raises no objections subject to standard codes of practice and connections agreements.

The recommendation of the Water Services and Irish Water is noted and will be applied by **condition** in the event of a grant of permission.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services 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.

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension:	69.20sq.m
Assessable Area:	29.2sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	69.20sq.m
Land Type: Urban Consolidation.	
Site Area:	0.03 Hectares.

Conclusion

The Planning Authority has concerns over the proposed nature of the extension/family flat/ new dwelling, which requires clarification.

Recommendation

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

1. The Planning Authority has concerns regarding the description and nature of the proposed development. The proposed two-storey element may be deemed to represent a two-bedroom dwelling. The applicant should:
 - (i) Demonstrate compliance with Policy H19 Family Flats and Section 11.3.3 of the County Development Plan. In particular, please note that the policy and objectives require that the applicant satisfy the Planning Authority that there is a valid need for a

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

semi-independent accommodation for an immediate family member (such as an older parent or other dependent). The Policy also states that a family flat should represent 'a temporary subdivision'. The Planning Authority considers that the two-storey element does not satisfy the sentiment behind this policy and that the applicant should consider applying for a two-bedroom dwelling house (subject to item i). Please note that a separate front door will not be acceptable and should be omitted if a family flat is sought. (ii) If the applicant seeks to apply for a two-storey dwelling, revised notices should be submitted, in conjunction with a design statement clearly demonstrating that the dwelling meets the minimum design standards and that both parking and minimum rear amenity spaces can be achieved for both dwellings.

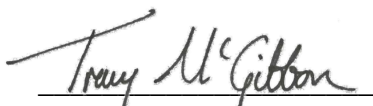
2. Having regard to Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) and submissions and observations received, the applicant is requested to submit revised plans, section and elevational drawings clearly demonstrating the following amendments to the design:
 - (i) the roof shall be lowered below the existing dwelling ridge line to create a distinct separation of the side extension with the existing dwelling.
 - (ii) the front elevation at first floor shall be recessed back by 0.5m from the front building. The reason is to seek to eliminate a terracing effect and thereby retain the distinction of a semi-detached dwelling in keeping with the character of the surrounding area.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0225

LOCATION: 52, Cypress Grove Road, Dublin 6w



**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: 07/10/2021



Eoin Burke, Senior Planner