

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1395/21

Reg. Reference: SD21B/0465 **Application Date:** 02-Sep-2021
Submission Type: New Application **Registration Date:** 02-Sep-2021

Correspondence Name and Address: Carol Forbes, 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Construction of a new two storey extension to the side of existing dwelling comprising of family room and office at ground floor level and bedroom c/w en-suite at first floor level.

Location: 35, Johnsbridge Walk, Lucan, Co. Dublin

Applicant Name: Orla Maguire

Application Type: Permission

(CD)

Description of Site and Surroundings:

Site Area

0.032 Hectares.

Site Description

The application site is located within the established Johnsbridge residential estate and contains a semi-detached two storey dwelling. The surrounding streetscape of Johnsbridge Walk is generally characterised by semi-detached two storey dwellings of similar appearance and form. The subject site is located at the southern end of a row of semi-detached dwellings which have a slightly staggered front building line.

The subject site directly adjoins No. 33 Johnsbridge Walk to the north, the boundary wall of Johnsbridge residential estate forms the southern boundary beyond which lies Griffeen Avenue, the internal roadway of Johnsbridge Walk forms the western boundary of the subject site and the rear garden of No. 1 Johnsbridge Park directly abuts the eastern boundary of the subject site.

The semi-detached two storey dwelling contains a hall, living room and kitchen/dining room at ground floor level and 3 bedrooms and a family bathroom at first floor level. From the drawings provided by the applicant, it appears that the property has previously been extended at ground floor level to the rear to provide a larger kitchen/dining room with access to the rear garden. The extended area includes 4 rooflights and 1 window and doorway in the eastern elevation providing access to the rear garden of the property. The roof profile of the dwelling is hipped with a ridge level of approximately 8.01m, the external finishes of the front elevation include a mixture of red

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brick and a rendered finish with white PVC windows, including a projecting bay window at first floor level. The rear (eastern) and side (southern) elevations are finished with a render.

Site visited

24th September 2021.

Proposal:

Permission is being sought for the following:

- A two-storey side extension along the southern elevation of the existing dwelling which is approximately 3.6m in width and 7.87m in length.
- The front building line of the proposed extension matches that of the existing dwelling, with the rear building line of the proposed extension set back approximately 4.7m from the rear building line of the existing dwelling.
- The extension is accessed via an internal doorway off the existing hall at ground floor level of the dwelling, with an external door in the eastern elevation providing access to the rear garden.
- The ground floor of the proposed extension will provide a family room to the front of the dwelling and an office to the rear.
- The first floor of the proposed extension is accessed via an internal doorway off the existing stairway at first floor level of the dwelling and will provide an additional bedroom with a walk-in wardrobe and en-suite.
- The proposed extension will match the ridge level of the existing roof profile (8.01m).
- The proposed extension will provide 1 ground floor window to the front elevation to match the existing material and 1 first floor bay window. To the rear there will be 1 window and 1 door at ground floor level and 2 windows at first floor level. All windows at ground and first floor to the front and rear appear to match the existing fenestration pattern and levels.
- There will be 1 new window in the centre of the eastern elevation at first floor level.
- The gross floor area of the proposed works is 57.41sq m.

Zoning:

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

Consultations:

Water and Drainage Operations – No objection, subject to conditions.

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Environment, Water and Climate Change – no response received at the time of writing this Report.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 06/10/2021 - No submissions or objections received.

Relevant Planning History

Subject Site

None recorded for subject site.

Adjacent and Surrounding Sites

SD19B/0228 – No. 25 Johnsbridge Walk, Lucan, Co. Dublin.

Construction of a single storey side and rear extension with sheltered bin store to the front; flat roof and skylight including all associated site works. **Permission Granted.**

SD16B/0096 – No. 4 Johnsbridge Park, Lucan, Co. Dublin

A storey porch extension to the front, a two storey extension to the side with an office, storage and kitchen on the ground floor and a bathroom, storage and wardrobe on the first floor; a single storey extension to the rear extending the kitchen and dining area; an attic conversion with roof lights to the rear, side and front of the existing house and all associated site works. **Permission Granted.**

SD10B/0238 – No. 2 Johnsbridge Park, Lucan, Co. Dublin

Single storey extension to the side of existing house. **Permission Granted.**

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 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).

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Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.2 (ii) Corner/Side Garden Sites

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

Side Extensions

- *'Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *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.*

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- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *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.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *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.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.'*

Relevant Government Guidelines

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

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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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

Planning Note

It is noted that there a number of issues with the submitted drawings which render it difficult to fully assess the proposed development. These issues can be summarised as follows:

- **Site Plan (Drawing No. JW-14)** - Does not appear to show the outline of Nos. 1 and 2 Johnsbridge Park to the rear of the subject site. This renders it difficult to fully assess the distance between the rear elevation of the proposed extension and Nos. 1 and 2 Johnsbridge Park. However, given that the first-floor level building line of the proposed extension matches that of the first floor level of the existing dwelling there is unlikely to be any significant material impact on Nos. 1 and 2 Johnsbridge Walk in terms of overlooking, overshadowing and overbearing.
- **Site Plan (Drawing No. JW-14) and Proposed Front and Rear Elevations – Contiguous (Drawing No. JW-13)** – The Site Plan or contiguous elevations do not clearly illustrate the side passage access arrangements for the rear garden nor is the separation distance between the existing dwelling, proposed development and the southern boundary clearly shown.
- **Existing Side Elevation (Drawing No. JW-4)** – It is noted that the elevation shown on this drawing is mislabelled as ‘Existing Rear Elevation’. However, given that the drawing clearly shows the existing side elevation this error does not have any significant bearing on the assessment of the proposed development.
- **Proposed Side Elevation (Drawing No. JW-10)** – It is noted that the elevation shown on this drawing is mislabelled as ‘Existing Rear Elevation’. However, given that the drawing clearly shows the proposed side elevation this error does not have any significant bearing on the assessment of the proposed development.

Notwithstanding the above outlined issues with the drawing pack included with the Planning Application, an assessment of the proposed development is outlined below.

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Residential and Visual Amenity

The proposed development is comprised of a 2 storey extension to the side of the existing along the southern elevation of the existing dwelling. The proposed side extension will continue the building line to the front of the dwelling, extending approximately 3.6m towards the southern boundary of the subject site. The proposed side extension will be approximately 7.87m in length and will be set back approximately 4.7m from the rear building line of the existing dwelling.

The proposed side extension also includes fenestration to the front, rear and side as follows:

- 1 ground floor window to the front elevation.
- 1 first floor bay window to the front elevation.
- 1 window and 1 door at ground floor level of the rear elevation.
- 2 windows at first floor level of the rear elevation.
- 1 new window in the centre of the side (eastern) elevation at first floor level.

In general, the design of the proposed side extension respects the appearance and character of both the existing dwelling and the streetscape along Johnsbriidge Walk. Through matching the existing building line to the front and the existing fenestration pattern of the front elevation, the proposed side extension successfully integrates into the existing streetscape. Owing to the end of terrace location of the existing dwelling, the location of the side extension along the southern elevation of the existing dwelling and the set back of the extension from the rear building line, there is unlikely to be any overshadowing, overbearing or overlooking of adjacent properties.

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Key Issues for Consideration

Whilst the principle of a side extension and the proposed design are generally acceptable in principle, a detailed assessment of the proposed development reveals a number of key issues for consideration:

- The House Extension Guide (2010) states that blank gable walls where extensions face onto public footpaths and roads are unacceptable. The Planning Authority acknowledge that the southern gable facing onto Griffeen Avenue does include fenestration. However, it is notable that there is only one small window at first floor level of the southern gable, as such it is the Planning Authorities opinion that more extensive fenestration could be provided in this elevation to increase the passive surveillance of the adjacent public realm.
- The House Extension Guide (2010) states that the roof of side extensions should match the shape and slope of the existing house. Whilst the ridge line and general shape of the proposed side extension largely matches the roof profile of the existing house, it is noted that the southernmost end of the proposed roof presents a form of half-hipped profile, which is considered 'token' in nature. To ensure continuity with the existing roof profile and to allow the proposed side extension to seamlessly integrate into the existing streetscape, it is preferable that the proposed roof profile of the side extension should present a full hipped roof profile similar to the northern end of No. 33 Johnsbridge Walk.
- Section 11.3.2 (ii) of the Development Plan sets out the following criteria for development on corner/side garden sites such as the subject site:
 - *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*

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- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain*'. [Our Emphasis]

Having regard to the content of Section 11.3.2(ii) of the Development Plan, the Applicant should re-consider the design of the proposed roof profile to ensure it responds to the adjacent dwellings and the design of the southern elevation to ensure the maximisation of the opportunity of passive surveillance of the adjacent public domain.

The Planning Authority notes the existing dwarf wall and railing along the southern boundary and would welcome the retention of this boundary treatment. No detail regarding the boundary treatment is shown in the drawings submitted by the Applicant, nor is any reference made in the statutory to notices to any amendments to boundary treatment. As such, the Planning Authority understands that no amendments to the boundary treatment are proposed. However, this can be confirmed by way of additional information.

A slight re-design of the proposed side extension is required to address the above outlined issues. This can be readily addressed through a Request for Further Information.

Services, Drainage and the Environment

Water Services and Drainage Maintenance have assessed the proposal and have indicated that there are no objections to the proposed development, subject to the following conditions:

- The Applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.
- 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.

Screening for Appropriate Assessment

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.

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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 arising from the proposed development. The need for an Environmental Impact Assessment can therefore be excluded at preliminary examination stage and a screening determination is not required.

Conclusion

The proposed 2 storey side extension attached to the southern elevation of the existing residential dwelling is considered to be acceptable in principle. However, the Planning Authority has minor concerns regarding the design of the proposed development.

In relation to the proposed roof profile of the side extension the Planning Authority has concerns regarding the proposed half hipped style arrangement to the southernmost end of the roof profile. A slight re-design is required to ensure the provision of a hipped roof profile which would be more consistent with the existing streetscape and would thus enable the proposed extension to integrate seamlessly into the receiving environment. Further concerns arise in relation to the extent of fenestration proposed on the southern elevation. The Planning Authority considers that the addition of more extensive fenestration at first floor level of the southern elevation of the proposed side extension would significantly enhance the passive surveillance of the adjacent streetscape.

Recommendation

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

1. There are concerns in relation to the design of the proposed development and the potential impact on the visual character of the area. In the interests of preserving the defining characteristics of the streetscape, the applicant is requested to:
 - (i) Consider the re-design of the proposed half hipped arrangement to the southernmost end of the roof profile. A slight re-design is required to ensure the provision of a hipped roof profile which would be more consistent with the existing streetscape. The proposed 'token' hip-feature is not considered to be acceptable at this prominent location.
 - (ii) Consider the re-design of the southern gable of the proposed side extension to enhance the passive surveillance of the adjacent streetspace along Griffeen Avenue.
2. It is noted that there are inconsistencies and inaccuracies in the submitted drawings. In this regard the applicant is requested to submit the following:
 - (i) A revised Site Plan (Drawing No. JW-14) illustrating the outline of Nos. 1 and 2 Johnsbridge Park to the rear of the subject site and annotating the distance between the proposed development and the rear elevation of Nos. 1 and 2 Johnsbridge Park.
 - (ii) A revised Site Plan (Drawing No. JW-14) or Existing and Proposed Front and Rear Elevations – Contiguous (Drawing No. JW-13) clearly illustrating the existing and proposed side passage access arrangements for the rear garden and the existing and proposed separation distance between elevation of the dwelling and the southern

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boundary.

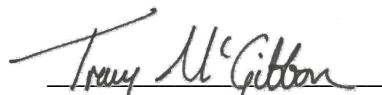
3. The Planning Authority notes that no reference is made in the statutory notices or drawings submitted by the applicant to any amendments to the existing boundary treatments, particularly the western and southern boundary. In this regard the applicant is requested to demonstrate on the drawings that no such amendments are proposed to the boundary treatment at the subject site.
Should any amendments be proposed to the existing boundary treatments, these should be shown in plan, section and elevational drawings to allow full assessment by the Planning Authority and new statutory notices should be submitted. Please note that the Planning Authority looks favourably on the retention of the existing dwarf wall and railings.

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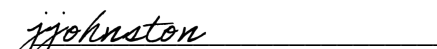
LOCATION: 35, Johnsbridge Walk, Lucan, Co. Dublin



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: 27/10/2021


Jim Johnston,
Senior Executive Planner