

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1408/21

Reg. Reference: SD21B/0469 **Application Date:** 06-Sep-2021

Submission Type: New Application **Registration Date:** 06-Sep-2021

Correspondence Name and Address: Patrycja Rogala 81, Barton Road Extension,
Rathfarnham, Dublin 14

Proposed Development: New front porch and canopy, single storey rear and side extension, dormer window to rear roof, widening vehicular access, 'Velux' window to the front, some internal alterations and associated site works.

Location: 2, Aranleigh Gardens, Rathfarnham, Dublin 14

Applicant Name: Clare MacNamara and Colm O'Callaghan

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.04 Hectares as stated per application.

Site Description:

This site contains a two storey, semi-detached dwelling with pitched roof with space to the side on a corner site junction which finishes in a cul-de-sac to the south-west of the subject site in Aranleigh Gardens, Rathfarnham.

The dwelling has a single storey element to the front and has a low front boundary wall (c.1.0m) and a high side and rear boundary wall (c.1.8m). There is also a high hedge (c.1.7m) planted along the interior of the front low wall boundary. There is a street tree located on the grass verge in front of the dwelling. It is noted that there is an existing single storey rear extension built to the boundary with the subject site that projects a length of c.4.0m. It is also noted that there does not appear to be any rear dormers in the Aranleigh Estate. However, there is a rear dormer in the estate to the south of subject site in Barton Drive. The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance.

Proposal:

The proposed development comprises of the following:

- Widening of existing vehicular entrance from 3.174m to 3.5m.
- New front porch extension and canopy with flat parapet roof.
- Single storey side and rear extension and rear canopy with flat parapet roofs.
- Rear dormer (non-habitable).
- 'Velux' rooflight to front, side and rear.

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- Proposal measures c.39sq.m. plus c.10sq.m. non-habitable attic conversion.

Zoning:

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

Consultations:

Surface Water Drainage – **Additional Information** recommended.

Roads Department – **Additional Information** recommended or **conditions** to be attached if granted.

Irish Water – no objections subject to **conditions**.

Parks Department - concerns raised regarding removal of part of grass verge and street tree protection.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD04A/0107: New residential development (1) Demolition of existing block wall (2) Construction of new two storey dwelling house with rooflight to front and rear and new boundary wall to existing house (3) Demolition of part of existing boundary wall for new vehicle entrance gates and piers to existing cul-de-sac (4) Driveway, landscaping and ancillary site works including connection to existing foul and surface water drains.

Decision: **REFUSE PERMISSION.**

Reasons for refusal:

Having regard to the cumulative negative factors including: (i) the narrow width of the proposed dwelling in relation to adjacent dwellings, (ii) inconsistent roof profile, (ii) insufficient functional private open space and (iv) inadequate separation distances from the boundaries, it is considered that the proposed development would constitute overdevelopment and would seriously injure the residential amenity of the area and would depreciate the value of property in the vicinity. Therefore, the proposed development is considered to be contrary to the proper planning and sustainable development of the area.

Adjacent sites

SD05B/0494: 68, Barton Drive, Rathfarnham, Dublin 14.

Demolition of single storey garage/kitchen and the construction of (a) single storey living/kitchen extension to the rear, (b) single storey hallway/shower room extension to the front, (c) two storey utility room/shower room/bathroom/ bedroom/ stairwell extension to the side, (d) an attic conversion to include two dormer windows (one to the side and one to the rear) and two 'Velux' roof lights to the front and widening of the vehicular entrance by 1 metre.

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Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

Applicant states on application form that pre-planning advice was received under PP052/21. However, it is noted this reference number relates to a different 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 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).

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Visual and residential Amenity
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3(i) which relates to Extensions.

Visual and Residential Amenity

Single storey front extension

The front extension will span a width of c.4.694m and will project outwards from the main front building line by c.1.5m. The extension will have a flat parapet roof measuring a parapet height of c.3.3m and will have a roof canopy that will be supported by two block walls (piers) that will project outwards from the extension by 0.6m creating an architectural alcove feature. As this alcove feature would limit the ability for vehicles to access and egress the driveway safely the applicant is requested to revise the design of the single storey front extension which may include omission of the two projecting block walls (piers) creating the alcove feature. It is considered this may be addressed by way of a request for **Additional Information**. This is discussed further in the Access & Parking section of the report.

Single storey side extension

The extension will be setback from the main front building line by c.4.5m. It will have a width of c.3.0m and a length of c.6.54m. It will have a flat parapet roof with a parapet height of c.3.4m. The extension will have its own separate additional front entrance door entering the proposed utility room. It is noted however that this extension will be set behind a high wall and side entrance gate flush with the main front building line of the existing dwelling and would not be out of character with the area. The extension will be offset by c.4.0m from the western site boundary and a reasonable amount of adequate private open space would remain post development. The extension

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would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

Single storey rear extension

There is an existing single storey rear extension to the attached dwelling (approx. 3.6m deep).

The proposed extension will be built to the boundary with the immediate neighbour to the east (No. 4 Aranleigh Gardens). The extension will have a flat parapet roof with a parapet height of c.3.3m. The extension will project outwards from the main rear building line by c.3.5m (a similar depth to the rear extension to the attached dwelling) and will span a width of c.7.2m. The flat roof canopy will project out from the extension by c.1.5m and will span a maximum width of c.8.7m. It is noted that there is an existing single storey rear extension built to the boundary with the subject site that projects a length of c.4.0m. A reasonable amount of adequate private open space would remain post development. The extension would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

Rear dormer (non-habitable)

The rear dormer will be built off the rear wall of the dwelling which is not acceptable for visual reasons (as it gives the impression of an extra storey to the dwelling). Therefore, to comply with the SDCC House Extension Design Guide 2010 the dormer needs to be inset at least three tile courses from the eaves line. In this instance as there is a roof overhang in situ the dormer needs to be inset at least three tile courses from the rear wall of the dwelling. It is considered this may be addressed by way of a request for **additional information**. Otherwise, the dormer is below the ridge of the existing dwelling and will be centrally placed. It will have a width of c.3.3m and will project outwards from the roof by c.3.7m. There will be no undue overlooking and the dormer would comply with the SDCC House Extension Design Guide 2010.

'Velux' Rooflights

Proposed rooflights to front, side and rear are all considered to be acceptable.

Access & Parking

The application proposed to increase the width of the vehicular entrance from 3.174m to 3.5m. A report received from the Roads Department recommends **Additional Information** be requested regarding concerns relating to visibility splay sightlines, appropriate and safe vehicular access & egress from the site and the shortfall in driveway length requirements. The report then recommends **conditions** to be attached in the event of grant.

An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

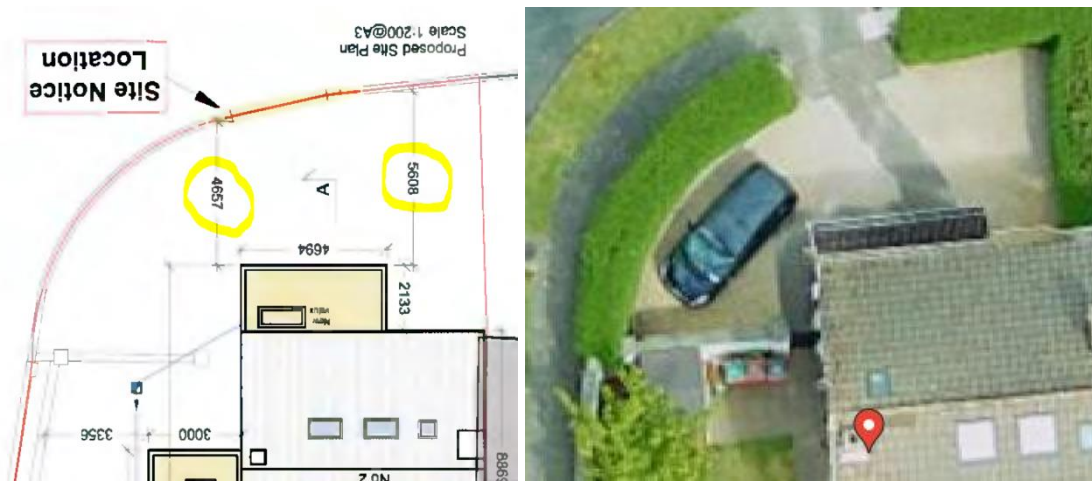
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Description:

New front porch and canopy, side extension, widening vehicular access, and associated site works.

Access & Roads Layout:



The drawing submitted does not clearly show the layout/dimensions for the existing or proposed vehicular entrance and these must be provided, and extents clearly shown.

Noted that there already exists a poor visibility splay on both sides for vehicles egressing due to the existence of a tall dense hedge.

Roads Dept seek min 6m from front of building line to front boundary wall. The dimensions proposed fall well short of this distance and raise concerns regarding vehicular access and egress from the proposed development, and will require an AutoTRAK Swept Path analysis drawing to illustrate these movements can be carried out safely.

**Reference: SDCC House Extension Design Guide 2010, page 9.*

Roads recommends that additional information be requested from the applicant:

1. *The applicant shall submit a revised layout clearly showing:*
 - a. *Where the existing piers are located, and the dimension between.*
 - b. *The pier proposed to be removed, the new pier proposed location and the dimension between.*
 - c. *3no. distance measurements from corner of new porch to the boundary as it sweeps around.*
2. *AutoTRAK Swept Path analysis drawing showing the traffic movements required for a vehicle to safely access and egress the site.*

Should the permission be granted, the following conditions will apply:

1. *Traffic must exit the driveway in a forward direction.*

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2. *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.*
3. *Any gates shall open inwards and not out over the public domain.*
4. *The proposed vehicular entrance shall not exceed 3.5m*

The above condition 1 is unenforceable. Notwithstanding the report from the Roads Department, it can be seen from the drawings submitted that the applicant proposed to increase the width of the vehicular entrance from 3.174m to 3.5m. From the drawings submitted the single storey front extension will project outwards from the main front building line by c.1.5m which is the same projection as the existing single storey front element. However, the proposed front extension will also have a canopy projecting out by a further 0.6m. In its current state the canopy will be supported by two block walls (piers) either side with each pier projecting out from the extension by 0.6m creating an architectural alcove feature. This will create more obstacles for a vehicle to have to navigate safe access and egress. It is therefore considered appropriate to request the **additional information** recommended by the Roads Department.

Parks & Landscaping

A report received from the Parks Department expressed concerns regarding the removal of part of the grass verge and protecting the street tree on the grass verge in front of the site. An extract taken from the Parks report states the following:

Protection of the Street Tree in Grass Margin

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.

Proposed Removal/Reduction of grass margin to facilitate a widened vehicular entrance

The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which is in the public domain to accommodate the provision of a widened vehicular entrance. We believe this sets an unwanted precedent and grass margins should be retained where possible in the urban setting.

Grass margins in urban areas provide a full range of ecosystem services such as regulating the water cycle by promoting infiltration, thus facilitating regeneration of ground-water stocks and evapotranspiration. In addition, they mitigate the heat-island effect through transpiration and evaporation and provide cooler. Another important ecosystem service is habitat provision for some

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urban fauna species. Grass margins are very important as they allow space and a growing medium for trees to be planted.

Notwithstanding the Parks report it is considered that the removal of a small section of the grass verge would not have a significant adverse impact on biodiversity. However, in the event of a grant it is considered appropriate to attach a **condition** to protect the existing street tree.

Services and Drainage

Surface Water Drainage has recommended **Additional Information** be requested regarding requirements for Surface Water Drainage. Irish Water has stated no objection, subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: ***Further Information Required:***

1.1 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.

1.2 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.*

1.3 The applicant shall include water butts as part of Sustainable Drainage System (SuDS) features 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.

Notwithstanding the report from Surface Water Drainage, it is considered the above may be dealt with by way of **condition** in the event of a grant.

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

IW Recommendation: No Objection

IW Observations:

1 Water

1.1 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

Reason: In the interest of public health and to ensure adequate water 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 distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Single storey extension to front, side and rear.
- Rear dormer (non-habitable)
- Assessable area is 39sq.m. (non-habitable rear dormer not included for assessment).

| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential – Extension | 39sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.04 |

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Conclusion

Further Information be requested from the applicant.

Recommendation

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

1. The front extension will have a roof canopy that will be supported by two block walls (piers) that will project outwards from the extension by 0.6m creating an architectural alcove feature. As the projecting supporting walls (piers) of this alcove feature would limit the ability for vehicles to access and egress the driveway safely the applicant is requested to revise the design of the single storey front extension which may include omission of the two projecting block walls (piers) creating the alcove feature.
2. The rear dormer will be built off the rear wall of the dwelling which is not acceptable for visual reasons (as it gives the impression of an extra storey to the dwelling). To comply with the SDCC House Extension Design Guide 2010 the dormer needs to be inset at least three tile courses from the eaves line. The dormer needs to be inset at least three tile courses from the rear eaves and shall not be constructed off the rear wall of the dwelling. The applicant is requested to submit revised drawings accordingly.
3. The applicant is requested to submit a revised layout clearly showing:
 - (a) Where the existing piers are located, and the dimension between.
 - (b) The pier proposed to be removed, the new pier proposed location and the dimension between.
 - (c) 3 distance measurements from corner of new porch to the boundary as it sweeps around.
 - (d) AutoTRAK Swept Path analysis drawing showing the traffic movements required for a vehicle to safely access and egress the site. The Planning Authority generally request a minimum 6m from front of building line to front boundary wall.

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REG. REF. SD21B/0469

LOCATION: 2, Aranleigh Gardens, Rathfarnham, Dublin 14

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: 1/11/21

Eoin Burke

Eoin Burke, Senior Planner