

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1450/21

**Reg. Reference:** SD21B/0346      **Application Date:** 15-Jun-2021  
**Submission Type:** Additional      **Registration Date:** 06-Oct-2021  
Information

**Correspondence Name and Address:** Mark Monaghan, Marchitecture 97A, Killarney Heights, Bray, Co. Wicklow

**Proposed Development:** Rooflight to the rear slope of existing roof; demolition of existing shed; two storey extension with flat roof and parapet to the rear; internal alterations; new garden shed and ancillary site works.

**Location:** 8, Sarsfield Terrace, Lucan, Co. Dublin

**Applicant Name:** Siobhan McCrea

**Application Type:** Permission

(SW)

### Description of Site and Surroundings:

Site Area: stated as 0.01 Hectares.

#### Site Description:

The site contains a two-storey terraced residential dwelling Main Street, Lucan. The property is a protected structure – RPS056 - Victorian Style House Terrace. Nos 2, 3, 4, 5 7, 8, 9 and 10 are also listed.

The row of terrace properties is the only residential element of an area that is otherwise retail/commercial. An area of open space, leading to the Liffey, lies to the front of the property. There is a yard/parking area to the rear of the properties, which is situated at a higher level.

#### Proposal:

The proposal consists of the following:

- **Rooflight to the rear slope of existing roof;**
- **demolition of existing shed;**
- **two storey extension with flat roof and parapet to the rear;**
- **internal alterations;**
- **new garden shed and ancillary site works.**

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### Zoning:

The subject site is subject to zoning objective VC - '*To protect, improve and provide for the future development of Village Centres*' in the South Dublin County Development plan 2016-2022.

### Consultations:

Irish Water – No objection, subject to conditions.  
Surface Water Drainage – No objection, subject to conditions.  
Conservation - No comments received.

### SEA Sensitivity:

Protected structure 056  
Architectural conservation area.  
Record of monuments and places 017-019  
Area of archaeological potential  
SFRA B

### Submissions/Observations /Representations

None.

### Relevant Planning History

#### *Application Site:*

None.

#### *Adjacent Sites:*

ED17/0042 5, Sarsfield Terrace, Main Street, Lucan, Dublin **Declared not exempt**

SD17A/0396 Change of use from commercial to single residential house (a Protected Structure).

**Permission Granted**

SD16B/0078 Demolition of existing single storey extension to the rear; construction of a part single, part 2 storey extension to the rear; all associated internal alterations of the existing house including repair and/or replacement of timber sash windows to the front elevation and site works (a Protected Structure). **Permission Granted**

SD13B/0127 Alterations, first floor bay window extension and single storey extension to rear. (A Protected Structure). **Permission Granted**

SD08A/0071 Subdivision and change of use of the existing ground floor snooker hall into three units intended for shop use or uses for the provision of services provided principally to visiting members of the public but excluding use as a betting office, two units for storage use and one unit as a private snooker practice room, accessible from the rear car park. The development

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includes new stepped access arrangements from the public footpath, with associated changes to elevations including shopfronts, wall finishes, first floor windows and roof. **Permission Granted**

SD06B/0313 A Protected Structure. Demolition & rebuilding of existing single storey rear extension; the aluminium windows front and rear to be replaced with timber sash type windows and a conservation fixed roof light and shower room vent to be fitted to the rear roof slope; internally the line of the existing stairs to be altered and a new shower room to be constructed on the top landing **Permission Granted**

### **Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

None.

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

*Policy H13 Private and Semi-Private Open Space*

*Policy H15 Privacy and Security*

*Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites*

*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 UC3 Village Centres It is the policy of the Council to strengthen the traditional villages of the County by improving the public realm, sustainable transport linkages, commercial viability and promoting tourism and heritage value.*

*UC3 Objective 1: To protect and conserve the special character of the historic core of the traditional villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the villages informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs).*

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*UC3 Objective 2: To promote design standards and densities in traditional village centres, that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale and external finishes.*

*Policy HCL2 Archaeological Heritage It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.*

### *HCL Policy 3 Protected Structures*

#### *HCL3 Objective 2:*

*To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Guidelines for Planning Authorities, DAHG (2011) including the principles of conservation.*

*Policy HCL4 Architectural Conservation Areas HCL4 Objective 2: To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.*

*HCL4 Objective 3: To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.*

*HCL4 Objective 4: To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.*

#### *Section 11.2.7 Building Height*

#### *Section 11.3.1 Residential*

#### *Section 11.3.1 (iv) Dwelling Standards*

#### *Table 11.20: Minimum Space Standards for Houses*

#### *Section 11.3.1 (v) Privacy*

#### *Section 11.3.3 (I) Extensions*

#### *Section 11.7.2 Energy Performance in New Buildings*

#### *Section 11.8.2 Appropriate Assessment*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including for front, side and rear extensions, and attic conversions and dormer windows:

Elements of Good Extension Design:

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- *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.*

Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

### **Relevant Government Guidelines**

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

***Regional, Spatial & Economic Strategy 2019 - 2031***, Eastern & Midlands Regional Assembly, 2019.

***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).

### **Assessment**

The main issues for consideration are:

- Zoning and Council policy;
- Residential and Visual amenity;
- Architectural conservation;
- Archaeology;
- Services and drainage.

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### ***Zoning and Council Policy***

The site is located in an area which is zoned 'VC' *'To protect, improve and provide for the future development of Village Centres'*

The proposed development is permitted in principle, subject to the compliance with the relevant plans and policies of the South Dublin County Development Plan 2016 – 2022 and the House Extension Design Guide.

### ***Residential & Visual Amenity***

The proposed development consists of a two storey rear extension, rooflight, removal of existing shed and provision of new shed.

### **Two Storey Extension**

The dwelling is mid terrace, with properties immediately adjoining to the north and south. The gardens are at an angle – the rear elevation indicates that the extension would sit behind the property to the north. It is apparent that the property to the south has been extended previously.

The House Extension Design Guide states:

*"Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the e 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation.*

*If the extension has a pitched roof then the top of the extension can be taken as the height of its roof halfway along the slope".*

The two storey extension is 5.92m to parapet which is slightly higher than the extension of the adjacent dwelling. This is below the ridge of the existing dwelling. It is not apparent from the information submitted that there would be significant impacts on the property to the south, due to its location and the existing extension. However, given the orientation of the buildings and the length of the extension, there is concern about the property to the north, in terms of loss of light / overshadowing and overbearing. The applicant is requested to address this matter via additional information. If the applicant cannot demonstrate the proposal is acceptable in its current form, then the proposal should be redesigned/projection reduced at first floor.

Whilst located to the rear, the extension would be visible due to the access to the rear of the properties. It is apparent that there are extensions to the rear at present, however, the majority of these are single storey. A flat roof structure would be prominent in this location and the design of the proposal should undergo further consultation with the Architectural Conservation Officer.

In terms of amenity, following the extension, circa 22m of garden space would remain, which would be acceptable, however, it is also proposed to add a further shed and reduce the area. This is not considered to be acceptable. The applicant is requested to increase the provision of

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amenity space by either removing the proposed shed or reducing the footprint of the extension. This should be addressed via **additional information**.

The extension would contain a bedroom (measuring c 12sq.m and a width of 3.2 x 2.8). This is in accordance with the relevant guidelines. The living room width would measure 3.2m x 2.5m at its narrowest. This is below the recommended width of 3.6m for 2-bed dwellings, however, it is apparent that the ground floor would be open plan and there may be some scope to relax this standard. The applicant should provide details of the overall living area width via **additional information**.

### Shed

No details of the shed have been provided, other than the location on the layout plan. Elevations/floorplans for the shed should be provided via additional information.

### Rooflight

The rooflight would be located on the rear slope. There are no concerns from a visual or residential amenity point of view, however, the matter should be discussed further with the Architectural Conservation Officer.

### ***Architectural Conservation***

It is noted that a conservation report has been provided. There are concerns regarding the overall impact of the proposal in terms of residential and visual amenity. The applicant is requested to discuss revised proposals with the Architectural Conservation Officer prior to the submission of the application. It should be noted that the applicant may be required to submit a further Architectural Impact Assessment and Method Statement as **additional information**.

### ***Archaeology***

The proposed development would involve an extension to the rear of the existing dwelling. Overlap was identified with Areas of Archaeological Potential; Record of Monuments and Places DU 017-019 (Lucan). In accordance with *Policy HCL2 Archaeological Heritage* "It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest".

It is considered that standard conditions relating to archaeology be attached, in the event that permission is granted.

### ***Services & Drainage***

No objections have been raised by Water Services or Irish Water, subject to conditions.

### ***Appropriate Assessment***

Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect

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individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

### ***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 environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Other Considerations**

#### *Development Contributions*

- Residential extension – 29.5sq.m
- Shed (non-habitable) 3.5sq.m

#### *SEA Monitoring Information*

**Building Use Type Proposed** Residential extension

**Floor Area (sq.m)** 33sq.m

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.01ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and relevant guidelines, there are some concerns regarding the impacts of the proposed development and the applicant is requested to address this via additional information.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on 9 August 2021

Further Information was received on 6 October 2021

Consultations:

Item 1:

The Planning Authority has concerns regarding the impact of the two storey rear extension on the amenity of the adjoining properties. The property is situated mid terrace in a plot with an irregular shape. It is also visually prominent, due to the rear access. No details of the shed have been provided and it is unclear whether the living room space provided would function effectively.



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In order to address this concern, the applicant is requested to provide the following details and amendments:

- indication of the impacts on the adjoining properties in terms of daylight and overshadowing and, if necessary, revised drawings to address these impacts, in accordance with the SDCC House Extension Design Guide;
- details of the shed;
- details of remaining amenity space;
- details of living space downstairs (including any combined spaces).

*Applicant's response:*

*Shadow study submitted.*

*Revised proposed drawings showing remaining front room of house and kitchen extended to the rear.*

*Shed is no longer proposed. 22.5sq.m of rear garden space would remain following proposed development.*

*Existing living room is 10.8sq.m and existing kitchen / dining is 8.9sq.m - combined area of 19.7sq.m. This is below existing min standard of 30sq.m. Proposed design will have a combined area of 32.6sq.m, exceeding the min standard.*

*Existing kitchen width is 2.1m and living room is 3.1m. Proposed width is 3.2 which is as close to the minimum guidelines as is achievable. Proposed living space is open which will improve the residential amenity of the existing dwelling.*

**Assessment:**

The shadow study indicates that the overall impact of the proposed development on No.7 and No.9 will be minimal. From the details provided, particularly the 3d images in the shadow study, it does not appear that the 2-storey extension would have a significant overbearing impact on the adjacent properties.

The amenity space remaining is considered acceptable, given the removal of the shed.

The open plan living area is welcomed. It is noted that minimum standard cannot be achieved due to the width of the site and the historic nature of the property. The applicant's response to the AI request is considered acceptable.

**Item 2:**

The applicant shall liaise with the SDCC Architectural Conservation Officer to agree what works are acceptable, given the property is a Protected Structure, located within an Architectural Conservation Area. It should be noted that the applicant may be required to submit a further Architectural Impact Assessment and Method Statement as a result of this discussion. The applicant is requested to outline, in the additional information submission, the steps taken to address the design on back of the consultation with the ACO.

*Applicant's response:*

*The applicant was unable to contact the Architectural Conservation Officer.*

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### Assessment:

The Architectural Conservation Officer has reviewed the application and has stated *“The property is a Protected Structure which forms a terrace of houses ‘Sarsfield Terrace’ the terrace is located within Lucan Village Architectural Conservation Area. The proposal includes for repairs and refurbishment works to the existing dwelling and the construction of a 2-storey flat roofed rear extension. Previously 2-storey extensions have been deemed acceptable in principle once the proposed rear extension does not cause any direct negative impact to the original built fabric or negative visual impact on the existing property and neighbouring properties or within the ACA. The proposed two-storey extension is a simple contemporary design with a flat roof and rendered finish. The proposed extension is clearly identifiable as a modern addition to the existing protected structure by nature of its design and finishes.*

*It should be noted that there are no original architectural features within the existing dwelling, as these have been lost over time. The works proposed are required to facilitate an improved living accommodation for modern family living. As stated in the Conservation Report the existing PVC windows will be replaced with historically appropriate timber sash windows, details of which should be submitted for formal agreement and approval prior to the commencement of development. The reinstatement of the original type window is welcomed. It is considered that the details provided in the conservation report should be adhered to with regard to the proposed alterations and renovations. It is proposed to insert a rear rooflight, it is considered that roof lights to a Protected Structure and within an ACA should only be considered whereby the insertion will not cause any negative visual impact or direct damage to the original built fabric. The insertion of roof lights are allowable to the rear roof slope if minimal intervention and minimal visual impacts can be achieved. It is considered that any visual impacts are minimal due to the location and position of the existing dwelling. It is however considered that in adhering to best conservation practice and minimal intervention, the proposed new roof light should be a conservation rooflight. Details of the specification and dimensions of the proposed rooflight should be submitted for approval and agreement prior to commencement of development”.*

Conditions are recommended in the event of grant.

### **Other Considerations**

#### *Development Contributions*

- Residential extension – 29.5sq.m

No previous extensions. 40sq.m exemption.

Assessable area - Nil.

#### *SEA Monitoring Information*

**Building Use Type Proposed** Residential extension

**Floor Area (sq.m)** 29.5sq.m

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.01ha

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### **Conclusion**

The proposed development would be compliant with County Development Plan policy and objectives and conservation best practice and would be acceptable.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 6 October 2011, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Protected Structure.  
The proposed development shall be fully completed in accordance with the details and particulars provided and works to the existing dwelling (Protected Structure Ref. 056) shall be carried out in accordance with the details provided in the Conservation Report ensuring best conservation practice and minimal interventions.  
REASON: To ensure alterations and works to the existing Protected Structure are completed in accordance with details and particulars ensuring best conservation practice.
3. Materials.  
Prior to the commencement of development, a full schedule of materials and finishes for all elements of the proposed development (including the proposed new rear extension and any new element) shall be submitted for the written agreement of the Planning Authority.  
REASON: To ensure the proposed new addition to the rear of a Protected Structure and

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within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposals.

### 4. Rooflight.

(i) The roof light (to be inserted in the rear slope of the existing roof) shall be a conservation rooflight.

(ii) Details of the specification and dimensions of the conservation rooflight shall be submitted for the written approval and agreement prior to the commencement of development.

REASON: To ensure minimal damage to the original roof of the Protected Structure and to ensure works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods.

### 5. Windows.

(i) The Conservation Report, submitted with the application, shall be fully complied with.

(ii) The existing PVC windows shall be replaced with historically appropriate timber sash windows.

(iii) The design, profile and materials for the reinstated window type (required under Item ii) shall reflect an historical appropriate type. Prior to the commencement of development details of the historically appropriate timber sash windows shall be submitted for the written approval and written agreement of the Planning Authority.

REASON: To ensure the reinstatement of the correct historic type windows are done in accordance to best practice, using the correct materials.

### 6. (a) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

### (b) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(iv) The applicant shall include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

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### (c) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

### (d) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.


NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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**REG. REF. SD21B/0346**

**LOCATION: 8, Sarsfield Terrace, Lucan, Co. Dublin**

  
**Tracy McGibbon,**  
**A/Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:**

3/11/21

  
**Eoin Burke, Senior Planner**