

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1453/21

Reg. Reference: SD21B/0485 **Application Date:** 14-Sep-2021
Submission Type: New Application **Registration Date:** 14-Sep-2021

Correspondence Name and Address: Michael Frain 4, Seafield Park, Booterstown, Co. Dublin

Proposed Development: Conversion of existing garage to habitable space; first floor extension to side of existing dwelling with pitched roof and rooflight to side roof slope; extension to the existing hipped roof; two-storey flat roof extension to rear of dwelling; demolition of existing garden shed; demolition of chimney to side of existing dwelling; all associated internal alterations, demolitions, site, landscaping, drainage and ancillary works.

Location: 51, Cypress Grove Road, Dublin 6w

Applicant Name: Eoin and Orla Craig

Application Type: Permission

(CM)

Description of Site and Surroundings:

The site accommodates a 2-storey house with hipped roof and attached garage. The house has not been previously extended. To the rear, the site accommodates a semi-detached shed structure, which straddles the boundary with the adjoining property.

Site visit: 18/10/2021

Site Area: 0.039 Ha.

Proposal:

- Conversion of existing garage to habitable space;
- first floor extension to side of existing dwelling with pitched roof including rooflight to side roof slope;
- extension to the existing hipped roof;
- two-storey flat roof extension to rear of dwelling;
- demolition of existing garden shed;
- demolition of chimney to side of existing dwelling;
- all associated internal alterations, demolitions, site, landscaping, drainage and ancillary works.

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*'.

SEA Monitoring

No overlap with the relevant environmental layers.

Consultations:

Environmental Services Department No objection, subject to conditions.

Submissions/Observations /Representations

None received.

Relevant Planning History

None.

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

None.

Relevant Policy in South Dublin County 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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

South Dublin County Council House Extension Design Guide (2010)

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and Residential amenity;
- Water;

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- Environmental impact assessment;
- Appropriate 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.

Visual Impact and Residential Amenity

Conversion of Garage and extension to side and front at ground and first floor level

The proposed development would see the attached garage (an original feature) converted for use as a utility room. The garage keeps the front building line; under the proposed development, it would be extended to the front by 1.04m under. It is also proposed to construct a first floor extension above the garage, and this would also project out by 1.04m, and be topped with a subordinate hipped roof linking in with the main roof. The first floor extension would accommodate a bedroom and a store, and this would necessitate the removal of a window in the existing side elevation (this serves the stairs and first floor landing).

The proposed changes are acceptable. However, further consideration of the first floor front extension is necessary. The South Dublin County Council House Extension Design Guide (2010) states the following:

“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.”

The guidelines are just that, guidelines. The existing garage and proposed extension are flush with the property boundary. A gap would be left between the proposed first floor side/front extension and the side boundary. Therefore terracing would not arise. The front projection would add interest and variety to an otherwise uniform building form along this row of dwellings and result in a larger bedroom at first floor providing improved accommodation. Thus, the proposal is considered acceptable and accords with the guidelines.

Ground Floor Front Extension

It is proposed to extend the living room to the front by 1.04m across a width of 3.24m, creating a squared bay window, beneath a hipped lean-to roof. The lean-to roof would also extend over the doorway is proposed to connect with the extension in front of the garage.

These proposals are acceptable.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

1-2 Storey Rear Extension

The rear extension is flat-roofed and has a split depth. The southern half of the extension is approx. 3.5m in depth beyond the rear building line. The northern half of the extension, which is flush with the boundary with No. 49 (the attached house to the north), is 4.6m in depth beyond the rear building line. The ground floor extension would accommodate a larger open plan kitchen, living and dining area, which would also take in the existing kitchen and rear reception room. The ground floor parapet is stated as being 3.425m above patio level. It appears that the patio is approx. 0.22m above ground level.

The parapet level, depth and proximity to the boundary with No. 49 to the north, would in combination have a detrimental impact on No. 49, in particular through overshadowing, loss of aspect and loss of daylight to the rear habitable room nearest the extension. The ground floor of the rear extension fails the '45 degrees' test when assessed against the rear window/door in the back elevation of No. 49. The '45 degrees' test is set out as follows:

“Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 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.”

As such, the applicant should be requested to amend the rear extension to resolve this issue by way of reducing the height or depth of the extension, or providing for a pitched roof which might lessen the potential impact on the adjoining property. Alternatively, the applicant may wish to set back the extension from the boundary with No. 49. **Additional information** should be provided.

At first floor level, there is a centrally located rear extension with an external width of 4.365 m (total width of this house is 9.39m), and a depth of approx. 2.8m. This would have a flat roof, and would be provided with a corner window with aspect to the south and west (side and rear, respectively). This extension would accommodate part of an enlarged master bedroom with en-suite, and facilitates a major change to the upstairs layout.

The corner window would lead to overlooking of the rear garden of no. 53 (to the south). A west-facing window only should be provided here. This can be a condition of permission, but as there are other issues with the application, the applicant should resolve this by **additional information**.

Extension of Hipped Roof

The extension of the hipped roof is acceptable.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Demolition of Garden Shed

The demolition of the garden shed presents no issues, however, plans and elevations of the shed should be provided for the public record. This can be a condition of permission, but as there are other issues with the application, the applicant should resolve this by **additional information**.

Demolition of Chimney

The demolition of a chimney is stated on the notices. It is not apparent from the plans what this refers to. The applicant should resolve this by **additional information**.

Water Services

The Environmental Services Report recommends the use of water butts but states no objection to the proposal. This is noted.

Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

The proposed development is permissible in principle, subject to a number of issues being addressed in order to prevent overlooking, overshadowing, loss of daylight and in order to ensure compliance with the SDCC House Extension Design Guide. Additional plans are also needed to show everything that is proposed in the planning notices. These issues should be addressed by additional information.

Recommendation

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

1. The parapet level, depth and proximity to the boundary with No. 49 to the north, would in combination have a detrimental impact on No. 49, in particular through overshadowing, loss of aspect and loss of daylight to the rear habitable room nearest the extension. The ground floor of the rear extension fails the '45 degrees' test when assessed against the rear window/door in the back elevation of No. 49. The '45 degrees' test is set out as follows:

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

'Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 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 applicant is requested to amend the rear extension to resolve this issue. This could be done by way of reducing the height or depth of the extension, or providing for a pitched roof to that side which might lessen the potential impact on the adjoining property.

Alternatively, the applicant may wish to set back the extension from the boundary with No. 49. Additional information should be provided.


2. The corner window at first floor level is not acceptable, as it would provide for direct overlooking of the rear garden of No. 53. The applicant is invited to revise this window so that it is rear-facing, rather than a corner feature.
3. The applicant is invited to submit:
 - (a) plans and sections of the shed to be demolished;
 - (b) Amended plans, sections and/or elevations as necessary to identify and specify the chimney which is proposed to be demolished (as per the notices).

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0485

LOCATION: 51, Cypress Grove Road, Dublin 6w



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: 8/11/21



Eoin Burke, Senior Planner