

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1469/21

Reg. Reference: SD21B/0504 **Application Date:** 23-Sep-2021

Submission Type: New Application **Registration Date:** 23-Sep-2021

Correspondence Name and Address: Stephen Mason Architectural and Planning Services 2, Clonkeefy, Castlerahan, Ballyjamesduff, Co. Cavan

Proposed Development: Demolition of previous flat roof rear extension; single storey mono pitched roof front extension (full width of existing house); single storey flat roof rear extension; conversion of existing garage to habitable use and internal alterations at ground and first floor levels; Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and including dormer window structure within the rear roof slope ; rooflights within the front and rear slopes; detached single storey flat roofed shed/home gym building within the rear garden; all nessecary ancillary site development works to facilitate this development.

Location: 23 Newlands Park, Clondalkin, Dublin 22.

Applicant Name: Dave and Jessica Doherty

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0198 Hectares.

Site Description:

The subject site is located in Newlands Park in Clondalkin. The subject dwelling is a two-storey, semi-detached dwelling with a hipped roof profile, single storey rear extension (flat roof), attached side garage and first floor side extension over. The street is characterised by other similar residential dwellings with a mainly uniform building line.

Proposal:

The proposed development consists of the following:

- Demolition of existing flat roof rear extension (c.8sq.m).
- Raising side wall to create 'Dutch; hip roof profile.
- Attic conversion for storage (non-habitable).
- 1 rear roof light and 4 roof lights to front.
- Detached single storey flat roofed shed/home gym to rear (50sq.m).

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- Single storey flat roof rear extension.
- Single storey mono-pitched roof to front elevation (full width of existing dwelling).
- Garage conversion to habitable use.
- Proposed works measure total of c.143sq.m c.93sq.m(extensions), c.50sq.m (shed buildings).

Zoning:

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

Consultations:

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – No objection subject to **conditions**.

SEA Sensitivity Screening

No overlap identified with SEA screening tool software.

Submissions/Observations /Representations:

Three submissions were received in objection to the proposed development.

Concerns raised relate to the following:

- Overshadowing impact on rear garden of No.21 Newlands Park due to combined height and depth of rear extension.
- Overbearing and overshadowing impact of proposed shed along boundary with No.21 Newlands Park. Shed height is 3.2m with a length of 7.7m.
- Height of proposed shed/gym is too high.
- Adverse impact on privacy and on light on No.25 Newlands Park.
- Adverse impact on light with change in roof profile from hipped to 'Dutch' hip on No.22 Newlands Park.
- Proposed front extension with hipped roof projects out by 2.0m from existing dwelling which is excessive and would not be in keeping with the character of the area.
- 'Velux' windows on front roof would be out of character.

The objections and submissions lodged with the application have been considered in the overall assessment of the development

Recent Relevant Planning History:

11028: Extension (Bedrooms & Shower). No further details or drawings provided. This permission may be referring to the first floor side extension over garage.

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Decision: **GRANT PERMISSION** (1968)

Adjacent sites

SD21B/0295: 17, Newlands Park, Clondalkin, Dublin 22.

Single storey domestic extension to the rear incorporating an extended dining, sitting and kitchen area; conversion of the existing garage to a living room; porch to the front and all associated site works.

Decision: **GRANT PERMISSION.**

SD20B/0459: 17, Newlands Park, Clondalkin, Dublin 22.

Single storey domestic extension to the rear of the existing dwelling incorporating an extended dining, sitting and kitchen area; the conversion of the existing garage to a living room; a new porch to the front of the dwelling; a new foul drain connection from the dwelling to the main public foul drain on the roadway. All of the above together with all associated site works.

Decision: **GRANT PERMISSION.**

SD07B/0742: 25, Newlands Park, Dublin 22.

Retention for a 20sqm ground floor extension (4sqm to the front and 16sqm to the rear), revisions to internal arrangements including attic conversion, revised fenestration to front and rear elevations and associated site works.

Decision: **GRANT PERMISSION FOR RETENTION.**

SD06B/0130: 21, Newlands Park, Clondalkin, Dublin 22.

Demolition of existing single storey garage, the erection of a two storey extension to the front and side, a single storey extension to the rear and porch and single storey extension to the front. Also retention of first floor bedroom window.

Decision: **GRANT PERMISSION & GRANT RETENTION.**

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

No pre-planning consultation recorded.

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 – Residential Extensions.

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

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11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

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

The House Extension Design Guide, *Section 4*:

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*

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)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house;*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

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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 (2008).

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, (2008).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy;
- Residential and Visual Amenity;
- Services & Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

Residential & Visual Amenity

Demolition

The demolition of the existing flat roof rear extension to allow for the construction of the new proposed single storey rear extension would be considered to be broadly acceptable in this instance.

Garage Conversion (c.13sq.m)

The existing attached side garage will be converted to habitable use as a play room. The garage door will be replaced with a window that would visually accord with the fenestration treatment of the existing dwelling. This is considered to be broadly acceptable in this instance.

'Dutch' hip

The proposal comprises the raising of the side wall to create a 'Dutch' hip profile. The 'Dutch' hip maintains the same angle as the existing hip roof of the dwelling and is clearly distinguishable from a full gable roof. The 'Dutch' hip would integrate reasonably well with the character of the existing dwelling and with the character of the area.

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Rear dormer attic conversion for storage (non-habitable)

The proposed attic conversion with 3 rear rooflights to the front and 1 rooflight to the rear would integrate reasonably well the character of the existing dwelling. The dormer will be set appropriately below the ridge and above the eaves of the existing dwelling and will be inset slightly from the immediately adjoining neighbour. It will span a width of c.5.6m and will project outwards from the roof by c.2.7m. There will be no undue overlooking and the proposal would comply with the SDCC House Extension Design Guide 2010. It is noted a new window will be inserted into the side gable landing window at attic level which is identified in the drawings submitted to be obscure glazing. There will be no undue overlooking or overbearing impact and the proposal would comply with the SDCC House Extension Design Guide 2010 and would visually accord with the character of the area.

Single storey flat roof rear extension

At c.10.45m the extension will span the full width of the existing dwelling and will be offset by c.0.16m from the boundary with the immediate adjoining neighbour to the east. The extension will be offset by c.1.39m from the immediate adjoining neighbour to the west. It will project outwards from the main rear building line by c.4.43m and will have a parapet height of c.3.5m. It is noted the immediate neighbour to the east (No. 25 Newlands Park) has an existing single storey rear extension spanning the full width of the house and projecting outwards from the main rear building line by c.3.5m. It is noted from the planning history this was granted retention permission under reg ref. SD07B/0742. There will be no undue overlooking or overbearing impact and the proposal would comply with the SDCC House Extension Design Guide 2010 and would visually accord with the character of the area.

Single storey front extension with hipped roof

The extension will span the full width of the existing dwelling and will project outwards from the main front building line by c.2.0m. It will have a ridge height of c.3.5m and an eaves height of c.2.9m. It will be offset slightly from the immediate neighbour to the east. To comply with the SDCC House Extension Design Guide 2010, in the event of a grant a condition shall be attached that the depth of projection from the main front building line is limited to a maximum of 1.5m in order to prevent adverse impact on residential amenity of neighbouring properties and to provide the 6m min required for car parking to the front.

Detached shed/home gym with flat roof to rear (c.50sq.m.)

The 'L' shaped shed will be built towards the rear site boundary and will be offset slightly from the boundary on all sides (c.0.6m gap). It will have a parapet height of c.3.1m. It will span a width of c.10.958m along the rear site boundary and will project a length of 7.7m along the boundary with the immediate neighbour to the west (No.21 Newlands Park) with an offset of c.0.6m. Notwithstanding the c.0.6m offset from the boundary the cumulative impact of the height and depth of projection along the boundary with the immediate neighbour to the west (c.7.7m projection) and the immediate neighbour to the east (c.4.7m projection) would result in a significant overbearing and overshadowing impact on the private open space of neighbouring properties. Approximately 78sq.m. (as stated) of private open space will remain post construction, however due to the shape

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and geometry of the private open space that would remain the quality of this private open space would be considered poor and inadequate. To address the issues raised the applicant is requested to submit a revised design which may include for reduction in the height of the shed structure and a reduction in the depth of projection of the shed. It is considered this may be addressed by way of **additional information**.

In the event of any grant a **condition** shall be attached that the use of the shed building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be leased or subdivided from the main dwelling.

Services & Drainage

Both Surface Water Drainage and Irish Water have recommended no objection subject to **conditions**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No objection subject to:

1.1 The applicant shall include the following SuDS (Sustainable Drainage System) features for the proposed development:

Green sedum roof on all proposed flat roofed development

Water butts

Porous paving on any new hardstanding areas at ground level.

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.

It is considered appropriate to attach the recommended **conditions** in the event of a grant.

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

IW Recommendation: No Objection

IW Observations:

I 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.

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2 Foul

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

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

It is considered appropriate to attach the recommended **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Screening for Environmental Impact Assessment (EIAR)

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.

Conclusion

Request Additional Information regarding revised design for rear shed.

Recommendation

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


1. The applicant is requested to submit a revised design for the detached shed structure to the rear whereby a revised design may include for reduction in the height of the shed structure and a reduction in the depth of projection of the shed to address the issues of overbearing and overshadowing impact on immediate neighbours to the east and to the west.
2. The applicant is advised that the SDCC House Extension Design Guide 2010 recommends a that the depth of projection from the main front building line is limited to a maximum of 1.5m in order to prevent adverse impact on residential amenity of neighbouring properties. The applicant is requested to reduce the depth of the proposed single storey front extension to comply with House Extension Design Guide and to demonstrate a 6 metre minimum required for car parking to the front.

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REG. REF. SD21B/0504

LOCATION: 23 Newlands Park, Clondalkin, Dublin 22.



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: 15/11/21



Eoin Burke, Senior Planner