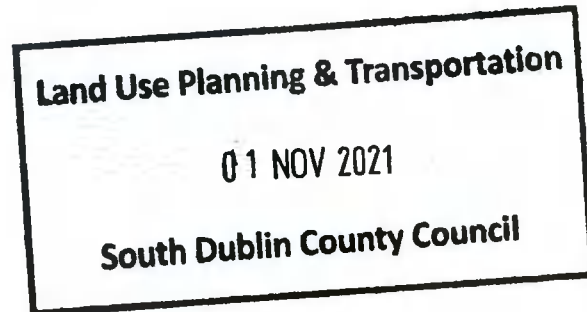


South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24



29th October 2021

Dear Sir / Madam,

RE: DEVELOPMENT AT LISSADELL, WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 16, D16 Y3Y4.

The development consists of retention permission for a detached single storey outhouse mono pitch roof structure (4.7m high) which contains a 1-bedroom dwelling with a garage; retention permission is also sought for a detached single storey steel shed structure (2.7m high) used as a home office ancillary to the main dwelling; and permission is sought for part garage conversion, internal modifications, external window and patio doors, with associated siteworks to the outhouse structure.

On behalf of Remy Farrell, please find following planning application documents:

- Completed Planning Application Form
- Copy of Site Notice, which was erected on site on 29th October 2021, and location of site notice shown on Site Location Plan.
- Copy of Newspaper Notice published in the Irish Daily Mail dated 28th October 2021
- Planning Application Fee = Class 1 (€2.50 x 128m²) + Class 2a (€34) + Class 2b (€102) = **€456**

- 6 copies of the following Architectural Drawings prepared by Jakkulla Architecture & Design:

○ 2021-111_3.0_200 Location Plan	Scale 1:1000
○ 2021-111_3.0_201 Overall Site Plan	Scale 1:500
○ 2021-111_3.0_202 Part Site Plan – Retention Structures	Scale 1:200
○ 2021-111_3.0_203 Existing Ground Floor Plan - Outhouse	Scale 1:100
○ 2021-111_3.0_204 Proposed Ground Floor Plan - Outhouse	Scale 1:100
○ 2021-111_3.0_205 Existing East Elevation - Outhouse	Scale 1:100
○ 2021-111_3.0_206 Existing & Proposed South Elevations - Outhouse	Scale 1:100
○ 2021-111_3.0_207 Existing North Elevation - Outhouse	Scale 1:100
○ 2021-111_3.0_208 Existing & Proposed West Elevations - Outhouse	Scale 1:100
○ 2021-111_3.0_209 Contiguous West & North Elevations	Scale 1:200
○ 2021-111_3.0_210 Existing & Proposed Cross Sections AA	Scale 1:100
○ 2021-111_3.0_211 Existing Plan & Elevations – Steel Shed	Scale 1:100

- This proposal is exempt from the provisions of the Part V of the Planning and Development Act 2000 (Social & Affordable Housing), as amended, this application is in respect to a single dwelling unit (Item 16 on Application Form). However, for good order, Section 97 application form and associated documents for Certificate of Exemption is enclosed.

Site



The site is accessed off Whitechurch Road and has an area of 0.58 hectares. The private drive provides access to the main dwelling (Lissadell - 1 in Google maps) and an outhouse building (1-bed unit with a garage - 2 in Google maps). The Edmundstown golf course bounds the site to the south and south-west, Grangebrook Avenue dwellings to west, Glinbury dwellings to north, and Whitechurch Road to East. The site is irregular in shape and is overgrown in part, with a stream traversing the middle of the site north-south. In addition, a steel shed (3 in Google maps) has been erected recently which is used as a home office ancillary to the main dwelling.

Background

The applicant bought this property in April 2018, and this is the earliest opportunity presented to regularise all structures including outhouse structure which was constructed circa 20 years ago (see Bing Maps 2007)



Proposal

Retention permission is sought for a detached single storey outhouse mono pitch roof structure which contains a 1-bedroom dwelling with a garage, and which is connected to an existing septic tank on site. Retention permission is also sought for a detached single storey steel shed structure (2.7m high) used as a home office ancillary to the main dwelling; and permission is sought for part garage conversion, internal modifications, external window and patio doors, with associated siteworks to the outhouse structure.

Policy Context

South Dublin County Development Plan 2016-2022

Zoning - The site is within an area zoned RES the objective for which is to protect and/or improve residential amenity.



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

Policy H17 Residential Consolidation (Objective 3) – To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established

residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.3.1(iv) Dwelling Standards - The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation. All houses must be required to accord with or exceed the minimum floor area standards set out in Table 11.20

Table 11.20 - Minimum Space Standards for Houses Type of Unit Houses for One Bedroom 50m2.

See table below - the current proposal also complies with the principles and standards outlined in Section 5.3: 'Internal Layout and Space provision' contained in the DEHLG 'Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).

Quality Housing for Sustainable Communities

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE	KITCHEN
1 BED/2P House (1 storey)	44	11	23	11	2	6.5
2 BED/3P House (1 storey)	60	13	28	20	3	6.5
Proposal	72	22.5	48	12.6	5	10.9

	ZONING	TARGET POS	MIN. LIVING ROOM WIDTH	MIN. BEDROOM WIDTH	CAR PARKING - MAXIMUM
DP Standards	Res	15 m2/bedspace	3.6m	2.8m	1 space
Proposal	Residential	435 m2	3.7m	3.0m	1 space

Precedents

There are number of similar precedents for infill dwellings in the immediate vicinity of the dwelling.

Notably, Grange Orchard dwelling on Whitechurch Road with SDCC Ref. No. SD16A/0449 & ABP Ref. No. PL06S.248214 - Permission was granted by An Bord Pleanala for retention of house and a permission for decking, landscaping and ancillary site development works.

The principle of this application is similar to the above precedent with a detached 1-bed dwelling connected to a septic tank. However, in contrast to the above dwelling's floor area (47m²), the proposed outhouse dwelling is 72m² in area which is circa 1.5 times Space Standards for One Bedroom Houses Type (50m²). Current proposal as demonstrated in the previous section complies with the principles and standards outlined in Section 5.3: 'Internal Layout and Space provision' contained in the DEHLG 'Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).

Visual Amenity

The existing dwelling is a single storey structure, and the proposed works are predominantly internal works including the garage conversion. Proposed works will not be visible from Whitechurch Road, and from any adjoining dwellings. Therefore, the proposed works will not have any impact on the visual amenities of the areas, and would not have a detrimental impact on the residential amenity of the adjoining residential properties.

Roads & Transportation

The site can be accessed from the Whitechurch Road via an existing entrance gate. No additional car parking spaces are provided and no intensification of use is proposed. Therefore, there is no impact on Traffic grounds.

Water Supply

The site has an existing connection served from existing public mains.

Sewage Disposal

The site has an existing septic tank in south eastern corner of the site. The main dwelling and the outhouse are both connected to this septic tank. Coakley Septic Tank Cleaning, have been maintaining

the existing septic tank for number of years and continue to do so. This system has served and continues to serve the established needs of the applicant.

Surface Water

It is proposed to attenuate surface water with soakaways on site via aquacell soakaway system.

Private open space

The current proposal has circa 70m² of rear patio area and 335m² private open space at ground level in the form of side garden.

We trust the Planning Authority will have regard to the content of this report and the accompanying documentation and drawings when determining this application.

We look forward to receiving a favourable decision in due course.

Yours sincerely,

Katie Jakkulla

Jakkulla Architecture & Design