

# Comhairle Chontae Atha Cliath Theas

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

### PR/1490/21

**Reg. Reference:** SD21B/0228

**Application Date:** 21-Apr-2021

**Submission Type:** Additional  
Information

**Registration Date:** 20-Oct-2021

**Correspondence Name and Address:**

Micheál Ó Drisceoil Architect 53, Georges Street  
Lower, Dún Laoghaire, Chontae Átha Cliath, A96  
X7K2

**Proposed Development:**

Alterations to existing dwelling, previously extended, to provide an additional separate dwelling on same site incorporating previous extension with new extension into the new separate four bedroom dwelling; new roof window to existing bathroom; addition of a single storey utility room extension to the rear of existing dwelling; alterations to existing first floor windows to correspond to houses opposite; subdivision of rear garden into separate gardens; new pedestrian gate onto Laburnum Walk.

**Location:**

27 Elderwood Road, Palmerstown, Dublin 20.

**Applicant Name:**

Jean & John Harrington

**Application Type:**

Permission

(DF)

**Description of Site and Surroundings:**

Site Area:

Stated as 0.041ha

Site Visit: 19th May 2021

Site Description:

The subject site is a corner semi-detached unit at the intersection of Elderwood Road and Laburnum Walk located within an established residential area. The surrounding streetscape is characterised by semi-detached houses with rear gardens.

**Proposal:**

The proposed development comprises the following:

- Alterations to existing dwelling, previously extended, to provide **an additional separate dwelling** on same site incorporating previous extension with new extension into the new separate four bedroom dwelling;
- new roof window to existing bathroom;
- addition of a single storey utility room extension to the rear of existing dwelling;
- alterations to existing first floor windows to correspond to houses opposite;

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- subdivision of rear garden into separate gardens;
- new pedestrian gate onto Laburnum Walk.

### **SEA Sensitivity:**

No overlap identified with relevant environmental layers

### **Zoning:**

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

### **Consultations:**

Water Services- Further Information Requested  
Irish Water-Further Information Requested  
Roads- Further Information Requested

### **Submissions/Observations /Representations**

None received. Final date for submissions 25/5/21

### **Relevant Planning History**

#### *Subject site*

SD04B/0223. To erect a proposed first floor extension over existing ground floor extension to front, side and rear of existing dwelling. 2. All ancillary site works.  
Grant Permission

#### *Adjacent sites*

SD06B/0208. Proposed granny flat to side.  
Grant Permission

### **Relevant Enforcement History**

None recorded for the subject site

### **Pre-Planning Consultation**

None recorded for the subject 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.*

#### *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.*

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*For 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.*

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

*Policy H17 Residential Consolidation*

*Policy H17 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 11.2.7 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 11.3.2 Residential Consolidation*

*Section 11.3.2 (i) Infill Sites*

Development on Infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).

*Section 11.3.2 (ii) Corner/Side Garden Sites*

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,

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- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

### *Policy H13 Private and Semi-Private Open Space*

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

### *Policy H14 Internal Residential Accommodation*

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

### *Policy H15 Privacy and Security*

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

### *Section 6.4.4 Car Parking*

#### *Policy TM7 Car Parking*

#### *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 7.1.0 Water Supply & Wastewater*

#### *Policy IE1 Water & Wastewater*

*It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.*

### *Section 7.2.0 Surface Water & Groundwater*

#### *Policy IE2 Surface Water & Groundwater*

*It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

### *Section 7.3.0 Flood Risk Management*

#### *Policy IE3 Flood Risk*

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*It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.*

*Section 8.0 Green Infrastructure*

*Policy G1 Overarching*

*Policy G1 Green Infrastructure Network*

*Policy G3 Watercourses Network*

*Policy G4 Public Open Space and Landscape Setting*

*Policy G5 Sustainable Urban Drainage Systems*

*Policy G6 New Development in Urban Areas*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **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, Water Services, Roads.

### ***Zoning and Council policy***

The site is located in an area with zoning objective 'RES', 'To protect and / or improve Residential Amenity'. The proposed development is permitted in principle within the 'RES' zoning objective

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subject to its design being in accordance with the relevant provisions in the Development Plan (not including design which is addressed within the 'residential and visual amenity' section of the report).

### *Residential and Visual Amenity*

#### Existing Dwelling

- Portions of the existing ground floor and first floor are to be incorporated into the proposed new dwelling. This will reduce the width of the existing dwelling from 9.287m to 5.56m.
- This reduces the dwelling from a 5 bedroom to a 3 bedroom unit - from 158sq.m to 90sq.m (excluding 11.5sq.m new rear extension)
- A new extension 11.5sq.m is proposed to the rear which projects c2.25m. This includes an extended kitchen area and a utility room.
- The internal room sizes will satisfy the requirements of the 2007 Quality Homes for Sustainable Communities.
- The rear amenity area is c.60sq.m which satisfies the requirements of the CDP. The applicant to confirm the exact area on the site layout plan by additional information.
- The proposed access gate to the rear amenity area of Laburnum Walk is acceptable.
- The replacement of rear windows is acceptable.

#### Proposed Dwelling

- This incorporates 90sq.m of the previous 'first and ground floor extension' of the existing dwelling. The total area is 127.7sq.m.
- The dwelling is setback from the corner of the site by 1m which is acceptable and conforms to the CDP.
- The dwelling is 108.3sq.m and contains four bedrooms, 2 bathrooms, and a kitchen and dining areas.
- The internal room sizes will satisfy the requirements of the 2007 Quality Homes for Sustainable Communities.
- The 1.55m wide utility room to the rear aligns with the rear building line of the extension of the existing dwelling.
- The replacement of rear windows is acceptable.
- The rear amenity area will be c.60sq.m which satisfies the requirements of the CDP. The rear boundary dividing wall is 2m in height.

#### Additional Information Requested

- The northern elevation of the proposed dwelling needs to be redesigned to include additional windows and meet CDP requirements regarding dual frontage. The end of terrace block requires design details to address natural surveillance of the adjacent Laburnum Walk. There are a lack of upstairs windows and the redesign should include more habitable windows to mitigate the potential obscure gazing in the bathroom. An additional side window is required in the downstairs dining area also.
- Details and dimensions of the proposed dwelling to be provided outlining boundary treatments showing a height of 1.2m for the length of the front and side boundaries from the rear building line to the front boundary line.

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- The applicant to confirm the exact rear amenity areas for both dwellings on the site layout plan.

The separation distance from the adjacent properties is acceptable. The Planning Authority is satisfied that the works do not have an adverse impact on the residential amenity of the adjacent properties. It does not detract from the appearance of the existing dwelling and is considered acceptable and conforms to the South Dublin House Extension Design Guide and CDP.

### *Water Services*

Irish Water has requested water supply drawings; revised surface and foul water drainage layout drawings for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks; a PCE; and engage with Irish Water's diversions section to assess feasibility of build over and/or diversion.

Water Services has requested SUDS features to be included.

The above will be requested as additional information.

### *Roads*

Roads has requested a revised site layout demarcating the existing and extension as a separate dwelling, and the omission of the proposed pedestrian access gate at the side of the existing dwelling onto Laburnum Walk. The Planning Authority accepts the principle of the pedestrian gate, subject to the provision of satisfactory rear amenity space for each dwelling being provided, in the interests of bin access.

### *Appropriate Assessment*

The applicant has not provided information to assist the screening for 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 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**

The proposed development comprises the following:

- Alterations to existing dwelling, previously extended, to provide an additional separate dwelling on same site incorporating previous extension with new extension into the new separate four bedroom dwelling;
- new roof window to existing bathroom;

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- addition of a single storey utility room extension to the rear of existing dwelling;
- alterations to existing first floor windows to correspond to houses opposite;
- subdivision of rear garden into separate gardens;
- new pedestrian gate onto Laburnum Walk.

### ***Permission for Residential extension:***

Previous extension to property 58.6sq.m.

- 90sq.m of existing property to be incorporated into the 127sq.m new dwelling. This is an additional floor area of 37sq.m.
- However, no evidence of previous contributions so accessible area is 127sq.m.
- Additional rear extension of 11.5sq.m of existing dwelling.

Overall Assessable area: 127sq.m+11.5sq.m=138.5sq.m-40sq.m=98.5sq.m. (contributions required).

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – additional floor space	48.5sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.41

### **Conclusion**

Additional information is requested regarding the overall design. However, the proposed development may be deemed to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and the South Dublin County Development Plan 2016 – 2022, subject to appropriate AI being received.

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 15-June-2021.
- F.I. extension granted on 13/09/21 until 14/03/22
- Further Information was received on 20-October-2021.

Further information requested is as follows:

#### **Item 1: Site Plan**

*The applicant is requested to submit a revised site layout plan to include:*

*(a) the size of the rear amenity areas proposed for each of the two dwellings (existing and proposed).*

*(b) demarcating the existing development (including existing extension) as a separate dwelling and clearly delineating the proposed new dwelling house.*



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### Item 2: CDP Compliance

*The applicant is requested to submit revised proposals for the proposed dwelling house which clearly demonstrates compliance with County Development Plan policy for dwellings in side gardens and on corner site. Both the northern and eastern elevations should be designed to provide passive surveillance, especially of the adjacent Laburnum Walk. In this regard, revised floor and elevational drawings shall be submitted clearly demonstrating:*

*(i) An active northern elevational frontage. Windows (plural) should be provided in both the ground and first floor northern elevation.*

*(ii) Revised side and front boundary treatments. Details of a maximum height of 1.2m for the length of the front and side boundaries from the proposed rear building line to the front boundary line of the proposed 4 bedroom house are requested.*

### Item 3: Water

*The applicant is requested to submit the following information:*

*-A drawing in plan outlining the existing and proposed water supply layout for the development. The drawing shall show that each dwelling has its own independent connection to the public water infrastructure. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).*

*-The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. The applicant is requested to submit a drawing showing that each individual dwelling has its own independent connection to the public wastewater network. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie)*

*-The applicant shall engage with Irish Water by submitting a pre Connection Enquiry (PCE) to assess feasibility of connection to the public water/waste water infrastructure. The outcome of the PCE is to be submitted as a response to RFI.*

*-The applicant shall engage with Irish Water's diversions section to assess feasibility of build over and/or diversion. The outcome of the engagement with Irish Water's diversions shall be submitted as a response to RFI.*

### Item 4: SUDS

*The applicant is requested to submit a drawing showing the inclusion of SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:*

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.*
- Permeable Paving*
- Grasscrete.*

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### Item 5: Parking

*The applicant is requested to submit a revised site layout demarcating the existing, and the extension as a separate dwelling and clearly showing car parking for both residential units.*

#### Further Consultations:

- *Water Services. No objection subject to conditions*
- *Irish Water. Clarification of Additional information requested*
- *Roads. No objection subject to conditions*

#### Assessment

In response to Items 1 to 5 the applicant has submitted a number of documents. The Planning Authority has had regard to the submitted information as part of its assessment.

#### *Item No. 1- Site Plan*

##### Assessment:

The applicant has submitted a revised plan which outlines rear amenity spaces of 58.3m<sup>2</sup> for the existing dwelling and 65m<sup>2</sup> for the proposed dwelling, with the two dwellings marked separately on the plans. The requirements under the CDP for 3 bedrooms is 60m<sup>2</sup> and 70m<sup>2</sup> for four bedrooms. Both dwellings do not meet these standards however they are marginally below them and in this instance the Planning Authority is satisfied with the amenity space provision, subject to a **condition of permission being attached that de-exempts development exempted under Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001.**

The information submitted for Item 1 conforms with the appropriate policies of the County Development Plan, and the House Extension Guidelines 2010 and is considered acceptable to the Planning Authority.

#### *Item 2- CDP Compliance*

##### Assessment:

In response to Item 2 the applicant has submitted revised floor plans and elevation drawings which identify ground floor and first floor gable windows for habitable rooms. The elevation drawing also identifies side and front boundary treatments as requested under AI. **The provision of an additional timber fence on top of the 1.2m boundary wall is not acceptable and a suitable planning condition will address this.**

The information submitted for Item 2 conforms with the appropriate policies of the County Development Plan, and the House Extension Guidelines 2010 and is considered acceptable to the Planning Authority.

#### *Item 3- Water*

##### Assessment:

In response to Item 3 the applicant has submitted drainage drawings, and a PCE letter from Irish Water which outlines that a new connection is feasible.

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A report from Water Services advises that car parking areas to be constructed of porous paving. A suitable planning condition will address this.

A report from Irish Water states the following;

*'The proposed development is approximately 2.5m from a 100mm uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information'.*

The proposed development remains within 3m of the watermain and Irish Water has outlined concerns with this layout. As such, the information submitted for Item 3 is not considered acceptable to the Planning Authority. Consideration is given to amending the development, however, it is considered that a design solution may be achievable. Clarification of AI is requested to fully address item 3 of the request for additional information.

### ***Item 4- SUDs***

In response to Item 4 the applicant has submitted a site drainage plan which also outlines permeable paving areas.

A report from Water Services advises that car parking areas to be constructed of porous paving. A suitable planning condition will address this.

The information submitted for Item 4 conforms with the appropriate policies of the County Development Plan, and the House Extension Guidelines 2010 and is considered acceptable to the Planning Authority.

### ***Item 5- Parking***

In response to Item 5 the applicant has submitted a drawing outlining the provision of 3 car parking spaces for the two dwellings. This corresponds to 1.5 spaces per dwelling in zone 2 as per the CDP, as it is located within 400m of a bus stop on Kennelsford Road.

A report from Roads outlines no objection subject to standard conditions.

The information submitted for Item 5 conforms with the appropriate policies of the County Development Plan, and the House Extension Guidelines 2010 and is considered acceptable to the Planning Authority.

### **Summary**

In summary, the details submitted in response to the request for additional information are not to be considered fully acceptable to the Planning Authority and a grant of permission for the proposed development is not yet recommended. CAI is recommended regarding the concerns raised by Irish Water.

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### Conclusion

Clarification of additional information is requested regarding the position of the water pipe outlined by Irish Water. However, having regard to the additional information submitted to the Planning Authority, the pattern of development in the vicinity and the design and layout of the proposed residential development, it is considered that, subject to the submission of appropriate CAI the proposed development would not likely seriously injure the amenities of the area or property in the vicinity, therefore, likely be in accordance with the proper planning and sustainable development of the area.

### Recommendation

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

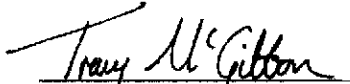
1. The applicant has not fully addressed Item 3 of the request for additional information. The proposed development is approximately 2.5m from a 100mm uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of the existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to the Request for Clarification of Further Information

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**REG. REF. SD21B/0228**

**LOCATION: 27 Elderwood Road, Palmerstown, Dublin 20.**

  
Tracy McGibbon,  
A/Senior Executive Planner

**ORDER:** I direct that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Dated:** 17/4/21

  
Eoin Burke, Senior Planner