

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

2021.05.13

RE: Planning Application - No. 48 Templeroan Way, Dublin 16

To whom it concerns,

Please find attached a planning application relating to the above site. The application seeks permission for 2 no. 2 storey semi-detached two bedroom dwellings with all associated site, landscaping, boundary and ancillary works

Our client purchased the site from the previous applicants who obtained permission on the site for a single detached 4 bedroom dwelling (Reg Ref: SD19A/0060)

As a resident in the area, our client is aware of a number of locals who would be interested in potentially 'downsizing' to a smaller dwelling. The proposed dwellings would therefore not only introduce a welcome mix of housing stock into this established area but would also potentially assist with freeing up larger existing family homes by giving options to those who may wish to remain in the area close to established family and neighbourhood networks.

SITE:

The site is located at the end of a cul-de-sac in the established residential area -

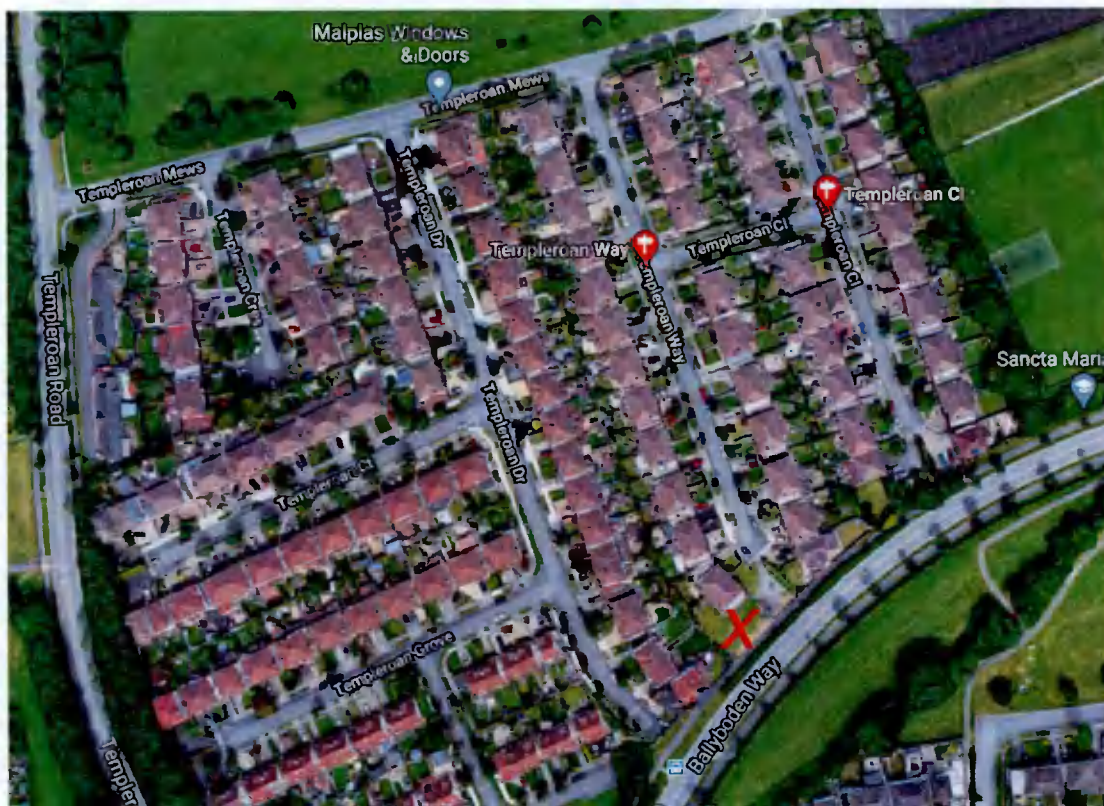


Image 01 - Aerial View - Site marked with X



Image 02 – Aerial View

PLANNING HISTORY:

- Permission was granted for the following (Pl. Ref: - SD19A/0060)

Construction of 1 two storey, four bedroom detached dwelling to side of two storey dwelling, in the side garden, with vehicular access to serve house; all ancillary works and following on foot of previously granted permission ref. SD07A/0114.

- Permission was refused for the following (Pl. Ref: - SD20A/0205)

The development will consist of 2 no. 2 storey semi-detached two bedroom dwellings with vehicular entrance from Templeroon Way, all associated site, landscaping, boundary and ancillary works

DESIGN PROPOSAL:

This application has been amended to take account of the reasons for refusal in the previous planning decision. These reasons and our response are outlined below -

1.

1. **The proposed new dwellings, by reason of the excessive height and depth of the structure proposed directly on a shared site boundary and proximity to a neighbouring residential property including habitable room windows and their private amenity space, would result in a significant and material loss of light, overshadowing and unacceptable sense of enclosure. In addition to this,**

the proposal would result in harmful overlooking between directly facing habitable room windows, to the properties to the south-west of the application site. The proposed development is considered to be over development of the site. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would be contrary to the zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

We would note the following in relation to this -

- The design has been reduced in size at first floor with the removal of the proposed home office. This has the effect of reducing the depth of the first floor plan and ensuring a separation distance in excess of 22M between first floor windows (22.3M)
- The proposed dwellings are not directly on a shared site boundary. There is an access passageway alongside both dwellings which means that in conjunction with the set back on the existing house there is no significant impact on the existing property
- There are no windows to any habitable room windows on the façade / side elevation of the existing house which faces onto the proposed site. Therefore there can be no impact on any habitable rooms

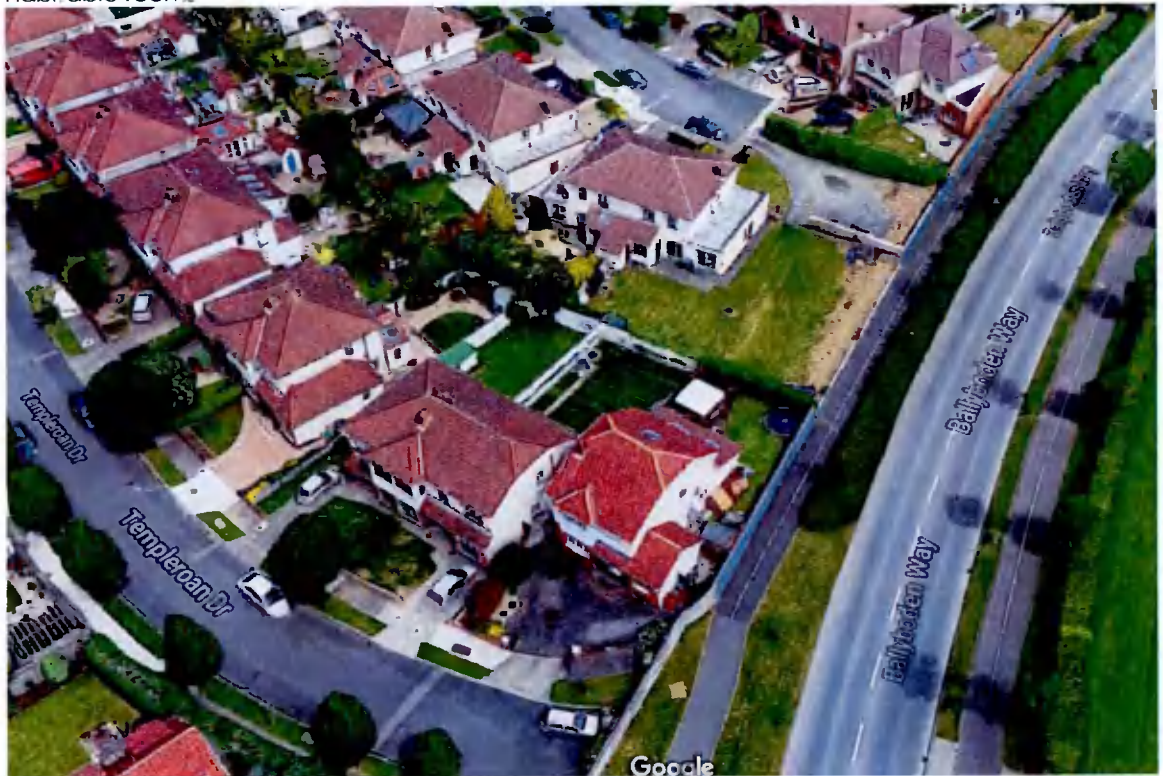


Image 03 – Aerial View showing existing side elevation with no windows to habitable rooms



Image 04 – Photograph showing existing side elevation with no windows to habitable rooms

- As per the attached extract from the previously permitted scheme for a single dwelling on the site our proposed site plan is only marginally closer to the existing dwelling (400mm) than that which was proposed. Our proposed application is of a similar height and scale and its our view that there would no significant difference in terms of potential impact on the existing dwelling between what was permitted and the proposed scheme

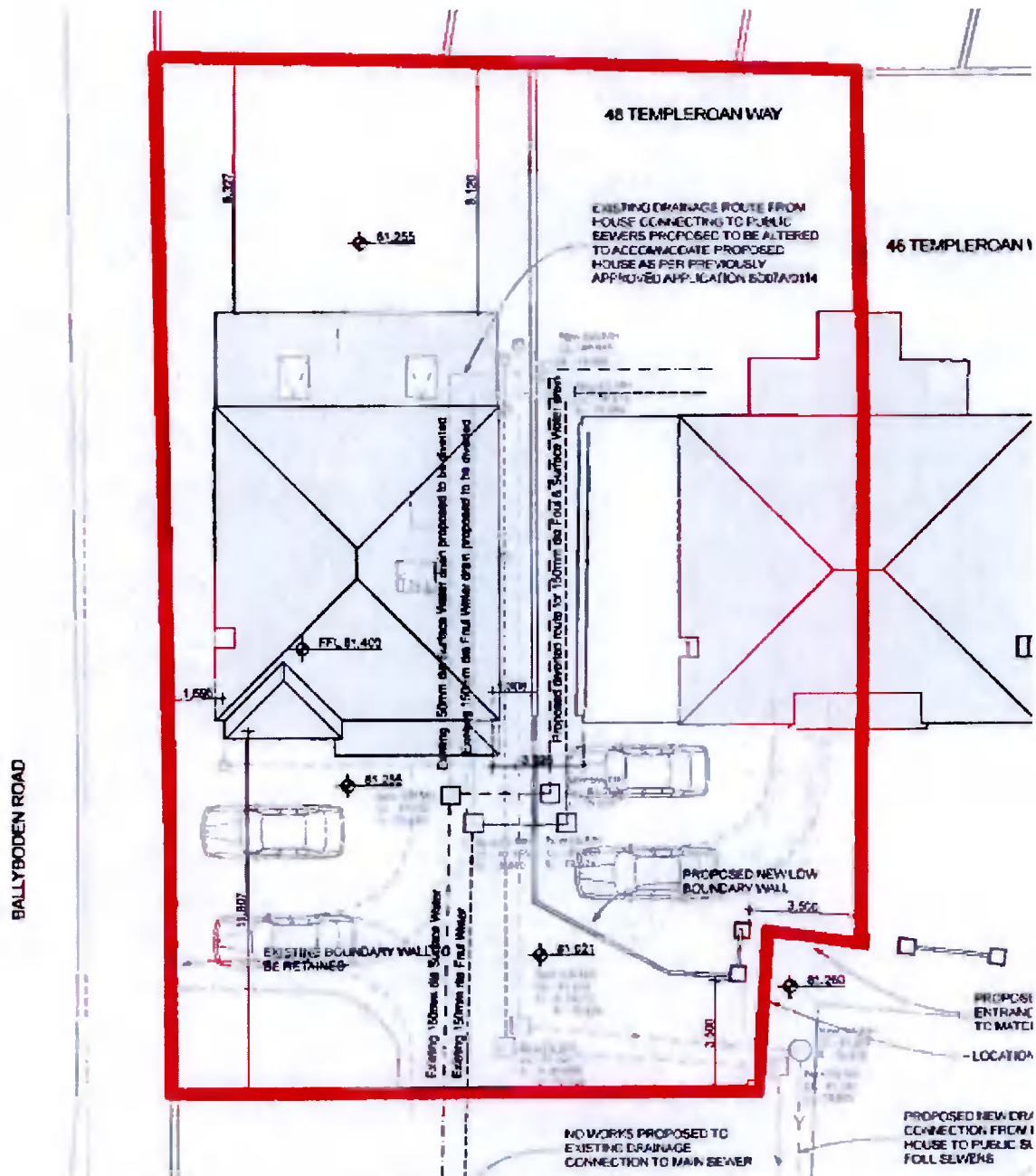


Image 05: Extract from Permitted Scheme Reg Ref: SD19A/0060

- We have also enclosed a Shadow Analysis with this application which confirms all of our points above.

2.

2. **Insufficient space would be provided within the application site for the parking of four cars to meet parking standards in a safe manner and in particular would prevent car occupants from safely accessing and egressing parked vehicles due to the restricted nature of the site which in turn could lead to traffic displacement in the surrounding area. In addition to this the proposed entrance would impede access to the existing vehicular access of the neighbouring property and vice versa. These factors would lead to a traffic hazard and unsafe conditions for pedestrians and therefore the proposed development would be contrary to the proper planning and sustainable development of the area.**

A revised parking strategy is proposed as part of this application. This proposes a single car parking space per dwelling which is in compliance with the Development Plan standards

We would note the following

Table 11.21: Maximum Parking Rates (Residential Development)

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	Duplex		
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
House	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to:

- The proximity of the site to public transport and the quality of the transport service it provides. (This should be clearly outlined in a Design Statement submitted with a planning application),
- The proximity of the development to services that fulfil occasional and day to day needs,
- The existence of a robust and achievable Workforce Management or Mobility Management Plan for the development,
- The ability of people to fulfil multiple needs in a single journey.

The Development Plan requires a maximum of 1.5 parking spaces per dwelling. 2 no. spaces have been provided to the front of the dwellings which is 1 per dwelling.

We have included a number of options (showing autotrack) for parking at the proposed dwellings which are included with the Engineers Drawings for the following

- 2 no spaces - turning manoeuvres within site boundary
- 2 no spaces - reverse onto existing roadway (as per all other houses and keeps larger front garden)
- 3 no spaces - reverse onto existing roadway (as per all other houses)

We would also note the following

- Flexibility on parking provisions can be considered for infill housing
- The proposed dwellings are close to frequent public transport with bus stops and routes within 500M on Ballyboden Way (Dublin Bus Stop 7743 – Route 15B & 175)

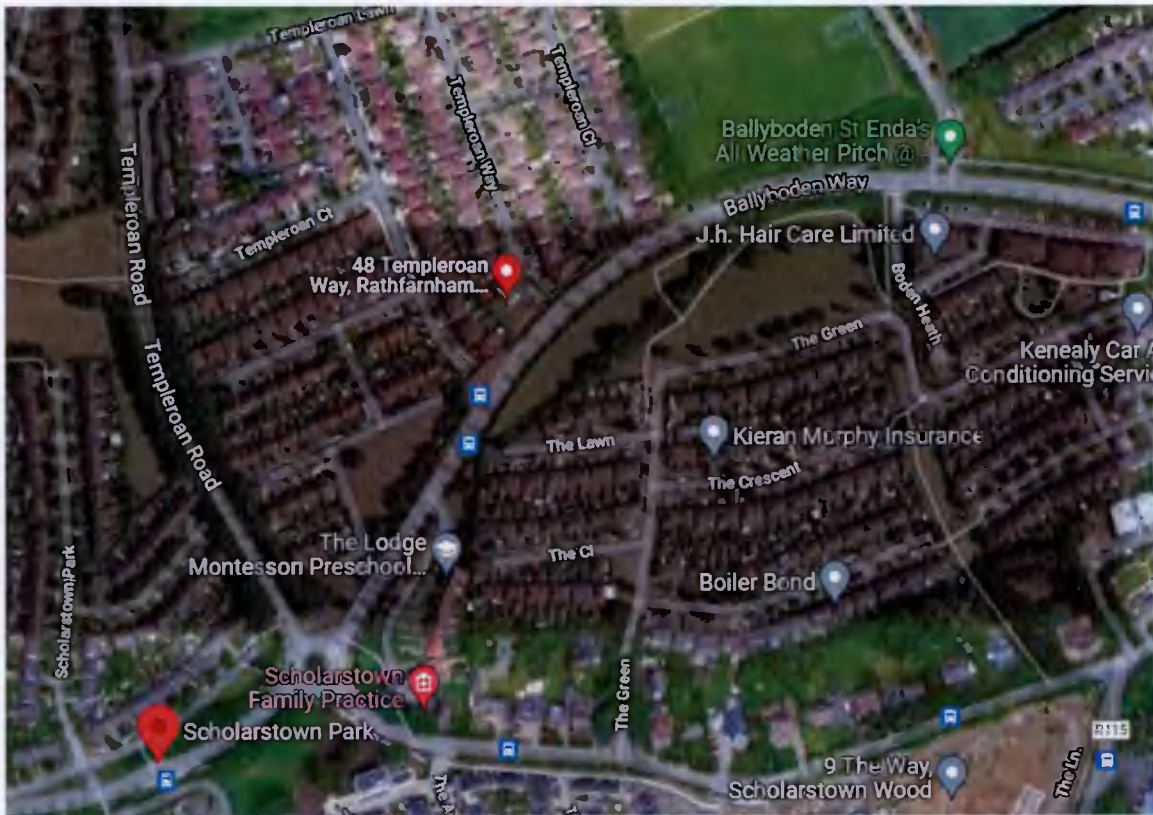


Image 06 - Google Map Extract

3.

- 3. Having regard to the lack of information submitted in relation to foul water, the Planning Authority is not satisfied, on the basis of the information submitted, that the proposed development would not be prejudicial to public health and is not in the interests of the proper planning and sustainable development of the area.**

A drainage layout has been prepared by ONCE Engineers and is included with this application (Dwg 4696-01 – Drainage Layout) A soakaway report is also included

Misc / General

We have also reviewed the planners report from the previous planning decision and note the following planners' comments in relation to the –

visually the current proposal would be an improvement on the refused scheme. However, there are other significant concerns with the proposal that remain that the applicant has failed to address and therefore limited weight can be given to the new design.

We are somewhat unsure as to what these comments refer given that the proposed design has been designed to match as closely as possible to the existing streetscape and design type of the existing dwellings. Efforts to discuss the comments with the planner have been unsuccessful but our client is open to conditions with any grant of permission which would seek to amend the design.

We have included images below of a 3D model of the proposed houses and context. These show that they sit comfortably within the existing site context – particularly given the existing infill developments on similar plots to the front and rear

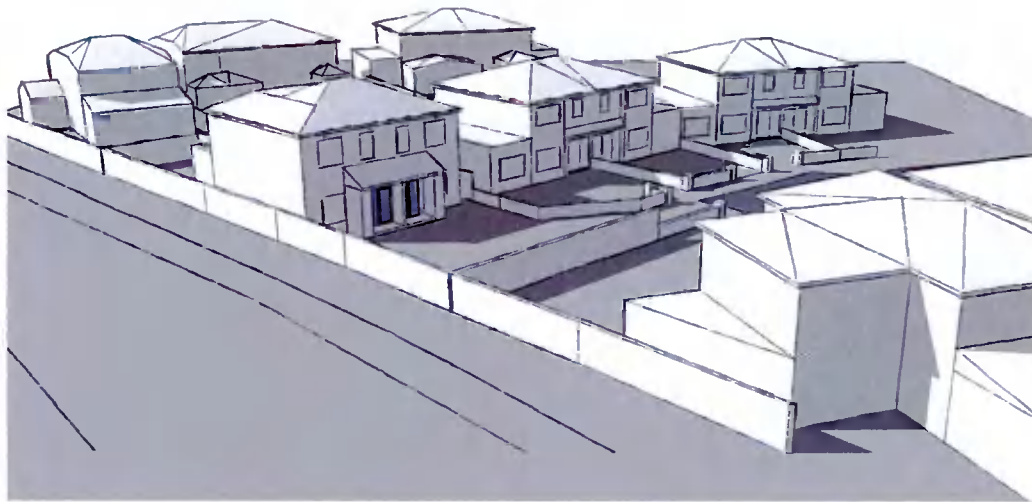


Image 07 – Massing Model Study

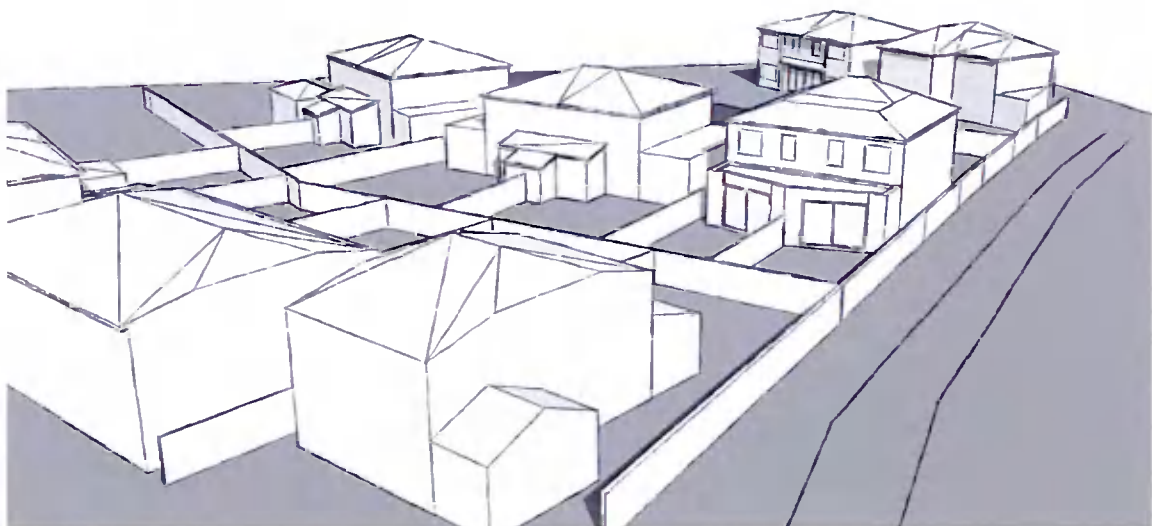


Image 08 – Massing Model Study

We have attached a photomontage which shows the proposed dwelling in the street context. It is our considered opinion that it sits comfortably into the streetscape as per the image/view attached.



Image 09 – Proposed Street View

Planning Policy: Development Plan 2016-2022:

As noted the proposed dwellings have been designed with reference to the current Development Plan including

16.10.9 – Corner/Side Garden Sites

‘The development of a dwelling or dwellings in the side garden of an existing house is a means of making the most efficient use of serviced residential lands. Such developments, when undertaken on suitable sites and to a high standard of design, can constitute valuable additions to the residential building stock of an area and will generally be allowed for by the planning authority on suitable large sites. However, some corner/side gardens are restricted to the extent that they would be more suitable for extending an existing home into a larger family home rather than to create a poor quality independent dwelling, which may also compromise the quality of the original house. The planning authority will have regard to the following criteria in assessing proposals for the development of corner/side garden sites:

- *The character of the street*
- *Compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings*
- *Impact on the residential amenities of adjoining sites*
- *Open space standards and refuse standards for both existing and proposed dwellings*
- *The provision of appropriate car parking facilities, and a safe means of access to and egress from the site*
- *The provision of landscaping and boundary treatments which are in keeping with other properties in the area*
- *The maintenance of the front and side building lines, where appropriate.*

We respectfully submit that we have taken the above into account in the design of this new dwelling and are proposing a dwelling that will site comfortably into the landscape
It is our opinion that the proposal adheres to all of these points –

1. The site is sufficient to allow for the proposed dwelling, private amenity space to the rear and allow for separation from the neighbouring dwellings
2. It has been designed to fit into the existing streetscape and roof profiles
3. The architectural language is respectful of the existing with similar materials and finishes proposed but with modern detailing and proportions to the fenestration etc

Private Open Space:

(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. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in Table 11.20. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 11.20: Minimum Space Standards for Houses

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

	Rear Garden Size
Dwelling No. 1	55m ²
Dwelling No. 2	60m ²

As can be seen from the floor areas outlined below the proposed floor areas are in excess of the minimum standards. This is consistent with the design intent for the dwellings – namely to provide comfortable dwellings for local residents who may be considering downsizing. The large bedrooms and comfortable living spaces are intended to be consistent with the proportions and standards of larger dwellings which potential inhabitants would be familiar with and expect – albeit with a reduced number of bedrooms.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	m ²	m ²	m ²	m ²	m ²
Family Dwellings - 3 or more persons					
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7

	Dwelling No. 1	Dwelling No. 2
Total Floor Area:	97m ²	97m ²
Main Living Room Area	22.1m ²	22.1m ²
Aggregate Living Area	34.7m ²	34.7m ²
Aggregate Bedroom Area	25.6m ²	25.6m ²
Storage	2.6 + 1.2m ² = 4.1m ²	2.6 + 1.2m ² = 4.1m ²
Bedroom No. 1 Area	11.5m ²	11.5m ²
Bedroom No. 2 Area	14.1m ²	14.1m ²
Private Open Space	56m ²	60m ²

See floor plans attached which confirm storage areas for each dwelling

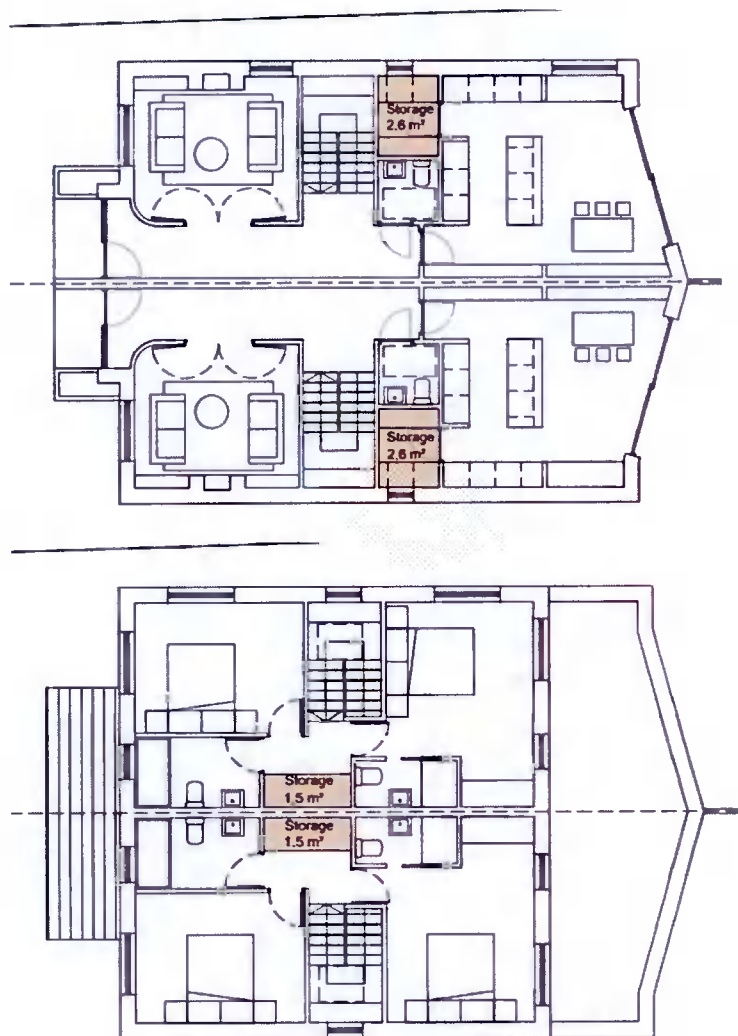


Image 10 – Proposed Floor Plans highlighting storage areas on both floors totalling 4.1m²

Conclusion:

With this proposed design, the applicant is seeking to build two new modest low energy houses in the side garden. The design meets all of council's key development standards. The proposal adheres to all current planning guidelines for the area and will positively contribute to the locality and context. The appropriate infill of large corner sites, such as that in this current application, is also in accordance with Government guidance in relation to densification within such established areas.

The design has been amended to take account of the previous planning decisions and the concerns of the planning authority. It is our view that these concerns have now been fully addressed. We would request that should the planning authority have any other requirements we request that they be dealt with by condition or Further Information Request.

We trust that the information provided is sufficient in detail but should you require anything further please do not hesitate to contact us on 086 8458698 or by email – mfrain@bda.ie

Yours sincerely,



Michael Frain B Arch, B Arch Sc, MRIAI
For and on behalf of **Bright Design Architects**