

Comhairle Chontae Atha Cliath Theas

PR1537/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0275 **Application Date:** 06-Oct-2021
Submission Type: New Application **Registration Date:** 06-Oct-2021

Correspondence Name and Address: Rae Moore Atelier Rae, Station House, Sorrento Drive, Dalkey, Co. Dublin

Proposed Development: Construction of new single storey 2 bedroom, detached house in garden of existing house; relocation of the entrance gate to the existing house; construction of new entrance gate and driveway to serve the new dwelling; all associated site and drainage works.

Location: Beau Parc, Roselawn, Ballydowd, Lucan, Co. Dublin, K78H2W0

Applicant Name: Eleanor Minihan & Maureen Mcglynn

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 05/11/2021

Site Area: 0.01452 ha

Site Description:

The site is located at the end of Roselawn, a cul-de-sac off the Old Lucan Road. The subject site Beau Parc is located between Roselawn Road and Roselawn Mews to the south and contains an existing two storey end of terrace dwelling with a large front and rear garden. The streetscape is characterised by two storey dwellings with front and rear gardens within what appears to be a gated residential cul de sac. An existing school is located east of subject site and contains a large single storey school building on extensive grounds with ancillary surface car parking. The school grounds have a vehicular access from Roselawn and a pedestrian access from Woodville to the east. The site backs on to rear gardens of Beech Park to the west of the site.

Proposal:

- Construction of new single storey 2-bedroom, detached house in garden of existing house;
- relocation of the entrance gate to the existing house; construction of new entrance gate and driveway to serve the new dwelling; all associated site and drainage works.

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Zoning:

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

Consultations:

Surface Water Drainage: No objections subject to standard conditions.

Irish Water: No objections subject to standard conditions.

Roads: Request Additional Information.

Parks: No objections or recommendations.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submission received.

Relevant Planning History

None for subject site.

Adjacent sites

Non relevant to subject application.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential

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development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

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.

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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

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Section 11.3.1 (v) Privacy
Section 11.3.2 Residential Consolidation
Section 11.3.2 (i) Infill Sites

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,
- 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.

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 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

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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.

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).

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

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

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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).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Vehicular entrance,
- Services and drainage and Flood Risk.

Zoning and Council Policy

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential and Visual Amenity

The proposed development constitutes the subdivision of an existing rear garden serving a detached bungalow dwelling on a rear garden site. The assessment of this proposal is in context to the existing County Development Plan, it is subject to compliance with detailed policy provisions in relation to design that will be considered below.

Site context

The subject rear garden site is located within an established residential road and the site is located towards the end of Roselawn, a cul-de-sac that contains an existing two storey detached dwelling to the east(front) of the site. It is noted that site fronts onto the established Roselawn road and faces the entrance of School Colaiste Phadraig within a cul de sac setting. It is also noted that the front entrance gates and boundary walls on this road are higher and give a private secluded nature to the individual dwellings and the subject site.

Having regard to the context of the subject site in the surrounding area it is noted that the 0.1452 ha site is significantly larger in size to all of the adjacent dwellings north, south and east of the site. It is deemed that infill, backland, subdivision development is conducive to this large site.

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Having regards to the primary dwellings that are facing Roselawn, it is considered that the proposed infill, backland, subdivision rear dwelling would not significantly detract from the character of the adjacent dwellings. The front building line of the adjacent dwellings to the east is not affected. The proposal is recessed sufficiently away from the existing house to the west. The planning authority considers that the proposal is consistent with the guidance set out in SDCC Development Plan 2016-2022 Section 11.3.2 (ii) Corner/Side Garden Sites; '*Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*' and this is considered acceptable.

It is noted that the ridge height of the proposed dwelling aligns with the two-storey existing dwelling to the east of the site. A contemporary stepped mono pitched roof is proposed at opposing pitch levels, a vertical roof window with 3 large rooflights are also proposed. It is considered the contemporary roof proposal will harmonise with the existing dwelling. It is not considered that the proposal will have an adverse impact in terms of residential and visual amenity.

Dwelling size

The proposed two-bedroom dwelling is 99sq.m which is above the minimum size of 80sq.m as set out in Table 11.20 Minimum Space Standards for Houses. In this context, the proposed development is consistent with the Development Plan provisions.

Amenity space

The dwelling provides approximately 181sq.m of private rear open space. The minimum private open space requirement in the County Development Plan is 55sq.m and in this large, subdivided site, the minimum standard is comfortably achieved. It is noted the adjoining property on this existing large site has sufficient rear garden space with an overall site total of 436sqm and in this context, it is considered that the proposed development would provide sufficient residential amenity for future occupants of the three-bed dwelling and this would comply with the Development Plan provisions.

Room size

The minimum area of a double bedroom and master bedroom is consistent in a dwelling designed to accommodate two or more persons *as per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). In this proposal, the master bedroom is 19sq.m (including wc), the double is 11.2sq.m and is considered acceptable.

Storage

It is noted that adequate 4sq.m storage has been sufficiently provided for a two-bedroomed dwelling, it is considered that adequate storage is provided and the proposal is consistent with the

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minimum storage standards for houses having regard to (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007)

Dual Frontage

The proposal is rear garden development and not in view of the public domain, however the proposed house provides for adequate dual frontage and is consistent with Section 11.3.2 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2016-2022. Adequate dual aspect windows are proposed in the bungalow dwelling from the living room facing to the south-west of the site.

Boundary Treatment

It is noted that the applicant proposes to use two separate entrances, however in this instance and coinciding with the recommendations of the Roads Department, a shared vehicular entrance is deemed appropriate at this location and will be addressed in the Roads report below. A comprehensive boundary wall is proposed between the proposed dwelling and existing dwelling. The established existing outer boundary treatment comply with the South Dublin County Council Development Plan 2016-2022.

Overlooking & Overbearing impact

It is noted that this rear site has sufficient separation distance and there are no concerns with respect to the overbearing appearance of the dwelling on neighbouring properties to the north, west or south of the site. The proposed dwelling would not result in any overshadowing or overlooking and would not have an adverse impact on the amenities of the adjoining properties to the west of the site at No. 237 and No.236 Beech Park due to the 2.2m separation from western boundary and having regard to the large rear gardens at this location. The proposal will not provide for any directly opposing above ground floor windows with the existing dwelling and as there is no dwelling located to the rear there shall be no undue overlooking to the south of the site. This is considered acceptable.

Vehicular Entrance

The Roads Department recommends Additional Information and states the following in their report:

Access & Roads Layout:

1. Drawings provided are inadequate in detail, and general layout must be separate from the AutoTRAK Analysis.
2. Existing entrance is narrow (no dimension provided).
3. The entrance location is in very close proximity to a Coláiste Phádraig vehicular entrance
4. Application does not clearly show the boundaries that exist between the:
 - a. Subject property
 - b. Old/disused section of roadway
 - c. School
5. Clarification required on whether a right of way exists over the disused roadway.

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6. Drawings submitted with application do not clearly show existing entrance arrangement, nor the proposed. Clear, detailed drawings suitably dimensioned of the existing and proposed entrances will be required.
7. For proposed vehicular entrance point exceeding a width of 3.5 meters, a detailed rationale for same must be submitted.
8. **SDCC Roads do not support the proposal of an additional entrance at this location and would instead prefer to see a proposal where a singular entrance was to service both sites.**

Taking in Charge:

9. Applicant to submit a detailed drawing showing any areas proposed to be taken in charge by SDCC. Any tie-ins to any proposed road arrangement must be constructed to the council's taking in charge standards.

Roads recommends that additional information be requested from the applicant:

1. Clear & detailed drawings (fully dimensioned) showing the:
 - a. Existing entrance
 - b. Proposed entrance(s)
 - c. Boundaries of the:
 - i. Subject property
 - ii. Old/disused section of roadway
 - iii. School
 - d. AutoTRAK swept path analysis – separate drawing
2. Rationale for vehicular entrance exceeding 3.5m width
3. Clarification required on:
 - a. whether a right of way exists over the disused roadway
 - b. who owns this section of disused road
 - c. whether the applicant has the right to carry out works here

The Roads Department's comments have been noted. The Planning Authority, in this instance, having regard to the location of the site (and specifically the entrance) in proximity to a school site, which may give rise to road safety issues, considers that the entrance arrangement be redesigned and fully detailed prior to a grant of permission. Additional Information should be requested in this instance.

Services & Drainage and Flood Risk

Water Services has no objections and requests the following:

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1.1 Proposed soakaway shall have an overflow connection to the public surface water sewer east of site. Prior to commencement of development submit a revised drawing showing an overflow connection from proposed soakaway to existing surface water sewer east of site.

1.2 Include water butts in proposed development.

Flood Risk Report:

No objection subject to:

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Regarding Irish Water, states no objections but requests the following:

1 Water

1.1 Submit a drawing showing the surface water layout of proposed development.

- Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

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

Foul

2.1 Submit a drawing showing the foul drain layout of proposed development.

- Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

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

Conclusion

Having regard to the reports from the SDCC Water Services Department and Irish Water, it is considered that the information can be required by way of **condition** of permission.

Screening for Appropriate Assessment

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.

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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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Dwelling: 99sq.m

Assessable Area: 99sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 99sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.01452 ha

Conclusion

Having regard to the site location, the vehicular entrance design and the recommendations of the Roads Department, it is considered necessary to request further information to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area and in the interests of road safety in proximity to an existing school.

Recommendation

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

1. South Dublin County Council Roads Department (SDCC) has concerns regarding the proposed vehicular access arrangement at this site, which is in proximity to a school site, which may give rise to road safety issues. The applicant should note that the Roads Department does not support the proposal of an additional entrance at this location and would instead prefer to see a proposal where a singular entrance is provided to service both sites.

The applicant is requested to submit:

- (i) a revised access arrangement that combines the existing and proposed entrance into one single access.
- (ii) a detailed drawing showing any areas proposed to be taken in charge by SDCC. Any tie-ins to any proposed road arrangement must be constructed to the council's taking in charge standards.
- (iii) Clear & detailed drawings (fully dimensioned) showing the:

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- (a) Existing entrance
 - (b) Proposed combined entrance
 - (c) Boundaries of the:
 - (i) Subject property
 - (ii) Old/disused section of roadway
 - (iii) School
 - (d) AutoTRAK swept path analysis – separate drawing
 - (2) Rationale for vehicular entrance exceeding 3.5m width
 - (3) Clarification on:
 - (a) whether a right of way exists over the disused roadway
 - (b) who owns this section of disused road
 - (c) whether the applicant has the right to carry out works here.
- The Applicant should liaise directly with the Roads Department prior to responding to this request for additional information.

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REG. REF. SD21A/0275

LOCATION: Beau Parc, Roselawn, Ballydowd, Lucan, Co. Dublin, K78H2W0



**Tracy McGibbon,
A/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:

30/11/21



Eoin Burke, Senior Planner