

63 Glenbrook Park

Rathfarnham

Dublin 14

6<sup>th</sup> September 2021

**To Whom It May Concern**

As the owner-occupier of 63 Glenbrook Park, Rathfarnham, Dublin 14, I give permission to my daughter, Sarah Mac Donald, to make a planning application for the building of a new house - 63A Glenbrook Park - on the site to the side of 63 Glenbrook Park.

The new house is being designed by Aoife Tuomey, architect.

I have agreed and give consent for planning permission to be sought for the building of this new house.

*Mairéad Mac Donald*

Mairéad Mac Donald

### **Background + Planning history:**

The house at 63 Glenbrook Park has been the family home for the MacDonalds since 1968 and is currently resided in and owned by Mrs. Mairead MacDonald and is a single family dwelling. There is a large side garden to the side of the house and coupled with its location on a corner makes it a suitable prospective site for the construction of a new house.

Mrs. MacDonald, now in her eighties no longer needs to live in a 4 bedroom house which is now in need of some low energy retrofitting measures and would like an opportunity to rightsize to a low energy house where she could live more easily on one level and remain in the neighbourhood. Her daughter Sarah is likewise looking for a more suitable house for herself and saw the opportunity that the potential of a site in the side garden offers here for them both. Sarah, with her mother's permission is applying here to build a 2 storey detached house at this corner/side garden site for herself and her mother.

There is no previous planning history recorded for the house.

This site is located in a Zone denoted 'RES', an existing residential area with the zoning objective that seeks to 'protect and/or improve residential amenity'.



*Image of the side garden to No. 63 as seen from the street*



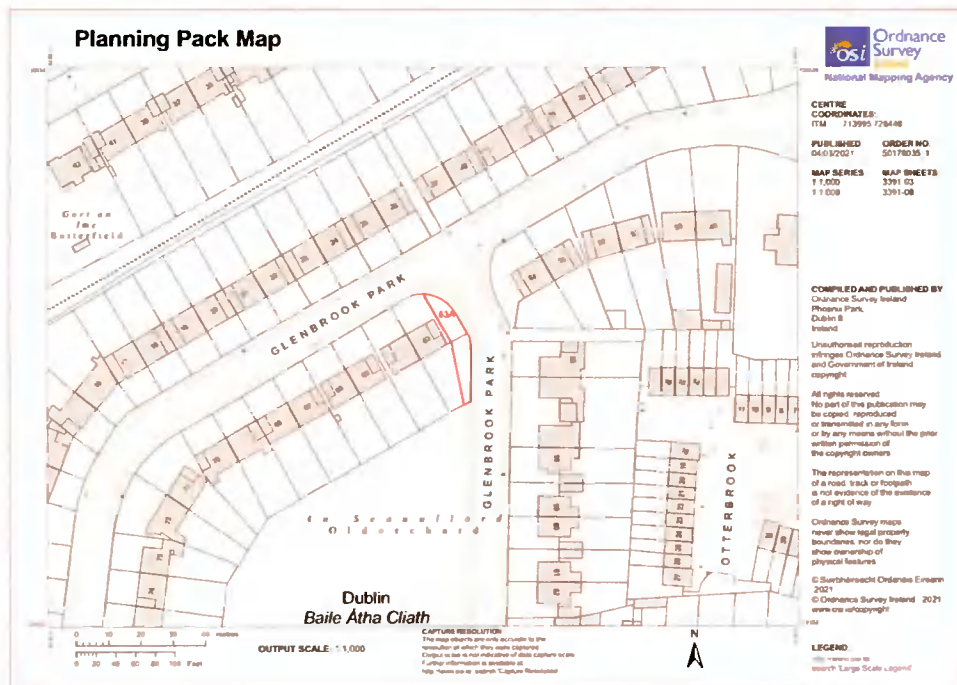
*Image of the front of No. 63*

### **Description of the proposed Corner Site.**

Glenbrook Park is an established residential estate a few minutes walk from Rathfarnham village. No. 63 is a 4 bedroom House, area 133m<sup>2</sup>, located at the corner of two Glenbrook Park estate roads. It has generous garden areas to the front, side and rear, totalling 409m<sup>2</sup>.

A boundary wall runs from the front entrance gate piers along the side boundary to the rear of the property which backs on to the open green space known as Old Orchard. The boundary wall is 1.9m high in places with hedging over extending to a height of 3m which offers privacy from the public path that runs along the boundary wall here.

The proposed site has an area of 0.018ha. The south west boundary is proposed starting at 1.2 metres distance from the side wall of No. 63, leaving space for a side passage there. The area of private open space retained for no. 63 is 124m<sup>2</sup> for the rear garden and 103m<sup>2</sup> for the front garden/front driveway/side passage area. The main entrance to the site is at the front, on the corner through a pedestrian gateway. There is a second pedestrian gateway proposed close to the rear of the site on to the public path to facilitate putting the bins out for collection there.



O.S. Site location map with the proposed Corner/Side Garden site indicated in red.

### Description of the proposed development.

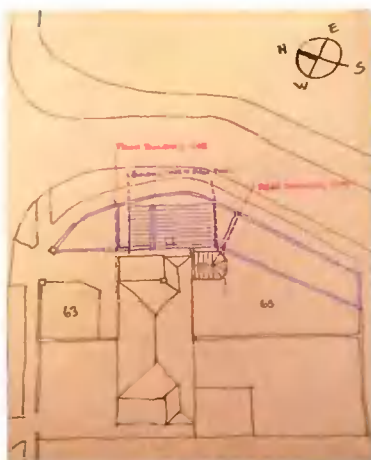
The Housing policy as outlined in **H17 Objective 3** of the current South Dublin Co.Co. development Plan 2016-2022 is *'to favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards identified in Chapter 11 Implementation'* was considered when assessing the suitability of this site for development for a single dwelling. The proposed house design is described below and it is hoped that the **H17 Objective 5** *'To ensure that new development in established areas does not impact negatively on the amenities and character of the area'* is also met, especially considering any potential impact this development might have upon the adjoining house at no. 63

The site allocated for the new house is 0.018 hectares.  
 The proposed area of the 2 storey, 3 bedroom house is 110m<sup>2</sup>.  
 This gives a plot ratio of 0.6 and the site coverage of 46% which is comparable to a plot ratio of approx 0.4 and a site coverage of 30% for adjacent houses at No. 64 and No. 55 as a sample. All development standards, as laid out in the various publications listed at the end of this section were met or exceeded.  
 The site is thus deemed of sufficient size to accommodate an additional dwelling.

The House is sited so that the front wall of the house at ground floor matches the building line for the front wall of the adjoining house no. 63. The second storey is set back at the front. The Ground floor level for the new house 63A is set close ( +0.15m) to the level of the public path instead of matching the Ground floor level for No. 63 ( + 1.43) for the following reasons:

1. To allow a universal, level access to the entrance of the house, unlike the approach to No. 63 which is accessed via a steep driveway with the internal ground floor level nearly 1.5 metres above the level of the public footpath.
2. With the house sited at this lower level it allows the overall height of the building to be reduced lessening the impact of the house to the outdoor areas of No. 63 . The roof ridge height of the new house corresponds to the ridge height of the lower side roof at no. 63

The rear wall of the proposed house at ground floor is angled to face the rear private open space directly and the south-west corner is in line with the rear wall of the conservatory in No. 63. The building line of the second storey steps back but does project beyond the rear building line of the house. However there are no windows at first floor in here and the orientation of No. 63 and its rear garden is south west so there is minimum overshadowing in this corner for the most part of the day. It is anticipated that a future owner of No. 63 would take down the 30 year old Conservatory as part of any refurbishment/upgrade works at the house, given its poor condition. Any future extension would be best placed in this corner to take advantage of the sunlight the rear of the house receives and the design of the new house would not impede nor adversely impact any future development here.



*Sketch indicating front + rear building lines Working model showing a form for the proposed house*

Currently the boundary wall to the property is a mix of low ( 850mm) and high( 1950mm) textured concrete block walls with hedging/planting over, extending to a height of 3 metres in places. It provides a defined edge and privacy for the open spaces to the side and rear of the house. The design of the new house intends to retain this built edge replacing the existing boundary walls whose condition may not withstand being built up against ,with new boundary walls and locating the side wall of the new house along this line. A mean height of boundary wall of 2 metres is proposed, to follow the height of the existing wall and provide a sense of privacy and security to the front and rear gardens where they are located by the public path. The bedroom located at ground floor would also benefit from a 2 m high wall to provide a sense of privacy and security for the front of the house



There is a corner window ,clerestorey windows and side windows proposed for the side elevation of the house to provide an active side façade here also providing passive surveillance for the side street. The pitched roof responds to the pitched roof profile that is prevalent in the area but is slightly asymmetrical following a more contemporary architectural language. The ridge height is kept at the same height as the lower roof ridge for the house at no. 63 being a more appropriate form and scale for the new house proposed at the corner.



The materials proposed for the new house draw from the materials used throughout the residential estate; rendered walls , brick and Alu clad windows. The roof finish for the pitched roof is a standing seam zinc roof finish which is a complimentary material to the tile finish used around the estate.

The proposed house exceeds the minimum floor area standards contained in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007), and as outlined in the South Dublin Co .Co. Development Plan, Chapter 11, Table 11.20 :Minimum Standards for Housing.

The 3 bedroom house has a total area of 110m<sup>2</sup> ( min. standard is 92sqm) and private open space of 60sqm to the rear and 24sqm to the front ( min standard is 60sqm) and is designed to provide room sizes that create good quality and adaptable living spaces. The aggregate Living area is 32m<sup>2</sup> ( min. standard is 30sqm) and the aggregate bedroom area is 34sqm which exceed min standard of 25sqm. Storage of 4m<sup>2</sup> is provided as recommended for a 3 bedroom house.

The proposal thus to build a house in this corner ,side garden site satisfies policy in that it is

1. An efficient use of land within an established residential area by facilitating infill development.

and

2. Promotes rightsizing and ageing in place, keeping families close, reducing unsustainable travel within communities.

*List of publications referred to in the design of the house:*

- South Dublin County Council Development Plan 2016-2022*
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban areas, 2009.*
- DEHLG: Quality Housing for Sustainable Communities, 2007.*
- Sustainable Urban Housing: Design standards for New apartments-Guidelines for Planning Authorities.*

### **Car Parking space:**

The provision of at least one car parking space within the curtilage of No. 63 was explored but it was felt after consideration that:

1. The space to the front of the house was too limited for the provision of a car parking space and the standards laid out in the Design Manual for Urban roads and Streets (DMURS) could not be met where access/exit was located on that corner.
2. The provision of a car parking space to the rear of the property was feasible but it was felt that reducing the private open space to the rear of both No. 63 and proposed new house 63A to facilitate this would reduce the amenity for both houses considerably and unnecessarily.

We would like to make the case that an off-street car parking space provided within the property boundary is not necessary here ,making the following 3 points:

- 1. Glenbrook Park is a convenient location with local amenities and a car is not a necessity .**

It is 7 minutes walk to Rathfarnham Shopping Centre ,a 15 minutes walk to Nutgrove Shopping Centre and 5 minutes walk to Rathfarnham village.

Table 11.24 of the South Dublin Development Plan 2016-2022 states that the maximum provision of 1.5 car parking spaces for a 3 Bed+ house should not be viewed as a target and that 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. The proximity of the development to services that fulfil occasional and day to day needs. This may apply more directly to new residential developments but in this case where the new house is proposed within an established ,semi urban area please consider the following –

The proposed house 63A is:

- Two minutes walk from Bus stop 2946 on Willbrook Road – 61 Line Dublin Bus.
- Five minutes walk from 16 on Grange Road
- Five minutes walk from 75 on Grange Road.
- Five minutes walk from 17 on Grange Road.
- Five minutes walk from 16D at Rathfarnham Castle.
- A few minutes walk to 15B and 15D.

The 75 bus and 17 bus connect with Dundrum Shopping Centre. St Enda's Park, Bushy Park and Marley Park.

The proposed house will be well served by public transport.

## **2. On street parking available with minimum impact to the neighbourhood :**

This is a quiet residential estate where most houses have a private, front driveway with space to park one or two cars. The estate roads are 6 metre width minimum and so there is available space for parking along one side of the road if needed .No. 63 backs onto the public open space of Old Orchard an expanse of green .The estate roads are relatively free of cars and it would be hoped that should the applicant have to park one car close to the proposed house at no. 63A that it would have a minimum impact on the use of the estate roads where traffic is light.

## **3. Climate change impact – Future implications for car ownership.**

The car is a major contributor to green house gases and it is likely that dependence upon the car will reduce in the future and the use of public transport will come to the fore as a measure to address climate change. Currently the local authority has discretion to consider car free housing developments for small sites with access to high frequency public transport services and it is hoped that the Transport dept may take a view here that an off street car parking space is not required for this tight site, reducing the open space amenity for the house but that parking on a relatively empty street would be a satisfactory.



*Aerial view of Glenbrook park showing the predominately empty estate roads with car parking provided off street.*



### Drainage + Water supply:

Please refer to the drainage proposal drawings provided by Cora Consulting Engineers and the accompanying engineering report for details of the proposed waste water and surface water dispersal and the future application for a water connection.

It is the intention that SuDS measures be used for the new house .A green roof finish is proposed for the dispersal of surface water from the pitched roof areas.A rainwater harvester will be considered and a rainwater butt will be used.

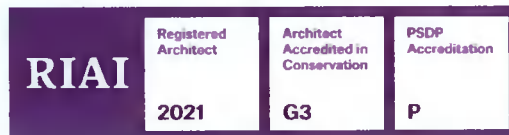
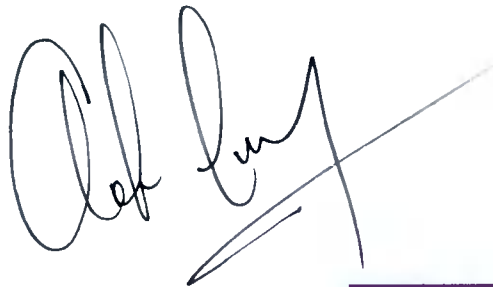
### Conclusion:

The applicant Sarah MacDonald is seeking to build a modest, low energy , universally accessible home for herself and her mother within the curtilage of the current family home at 63 Glenbrook Park.This 2 storey ,detached house is of appropriate scale and form relative to its location and the prevailing style of house for the area. We would hope it will be agreed that this proposal aligns with the Council's policy to support residential consolidation and sustainable intensification within this residential estate.

I trust you will find all the enclosed documents in order and the information provided is sufficient in detail. Should you require anything further or if you have any queries please contact me.

Thank you,

Kind regards,



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