

Comhairle Chontae Atha Cliath Theas

PR/1543/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0514 **Application Date:** 06-Oct-2021
Submission Type: New Application **Registration Date:** 06-Oct-2021
Correspondence Name and Address: H2b Architects 20, Moyview, Kildalkey, Navan, Co. Meath
Proposed Development: Retention of single storey extension to front, side and rear of existing house, extension with new utility, bedroom and games/storage room; all associated site works.
Location: 35, Foxborough Road, Lucan, Co. Dublin
Applicant Name: John Tran
Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0301 Hectares.

Site visit: 05/11/2021

Site Description:

The subject corner site is located at No. 35 Foxborough Road, Lucan, Co. Dublin and contains an existing two storey end of terrace dwelling with front and rear garden. The streetscape is characterised by semi-detached two storey dwellings with front and rear gardens. An existing green open space is located directly to the south of the subject site.

Proposal:

- Retention of:
 - single storey extension to front, side and rear of existing house,
 - extension with new utility, bedroom and games/storage room; all associated site works.

Zoning:

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

Consultations:

Surface Water Drainage: Further Information requested.

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Irish Water: No objection, subject to standard conditions.

Roads: Further Information requested.

SEA Sensitivity Screening: No overlap indicated.

Submissions/Observations /Representations

None received.

Relevant Planning History

None for subject site.

Adjacent sites:

SD15B/0001 - 60, Foxborough Road, Lucan, Co. Dublin. **Granted Permission** for two single storey extension including a garage to side.

Relevant Enforcement History

S8704 - structure to rear which may exceed 25sq m.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extensions

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.

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.

Policy H18 Objective 2:

- To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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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

Section 11.3.2 (ii) Corner/Side Garden Sites

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria in section 11.3.3 (ii) of the County Development Plan.

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Side extensions:

- If the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.
- Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.
- Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.

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- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, 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).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Development Description and Clarification of Development Proposed,
- Residential and visual amenity,
- Impact within an area of archaeological potential,
- Service water and drainage.

Zoning and Council Policy

The development for retention is comprising a front, side and rear extension (to include a family flat) 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.

Development Description and Clarification of Development Proposed

It is noted that the applicant has not stated within their development description that the development comprises a 'Family flat'. On investigation of the drawings submitted with the application it appears that a one-bedroom family flat is being proposed. This element of the application requires clarification and if the development is deemed to be a family flat, the applicant is required to demonstrate compliance with County Development Plan policy H19 Objective 1 and design criteria outlined in Chapter 11 Implementation and submit new statutory notices. The following assessment will assess a family flat proposal and not an extension to an existing dwelling house. Policy H19 is most relevant. The assessment will also take into consideration the development of a corner site that has two frontages onto two streets.

Policy on Family Flats

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria in section 11.3.3 (ii) of the County Development Plan. Section 11.3.3 (ii) of the County

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Development Plan outlines four criteria to consider in the assessment of applications for family flats. The criteria are addressed below, along with an assessment of the proposed development.

(1) The applicant shall be required to demonstrate that there is a genuine need for the family flat.

The applicant has not submitted a cover letter that the proposed extension is designed as ancillary family accommodation for an elderly family member. The applicant shall be requested by **Additional Information** to demonstrate a genuine need for the family flat.

(2) The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house.

The gross floor area of the existing dwelling is stated to be 137.8sq.m. 50% of the existing floor area is 68.9sq.m. The floor area of the extension/family flat is stated to be approximately 43.8sq.m, which is below 50% of the existing floor area of the dwelling. The extension/family flat would represent less than of 50% of the existing dwelling house and within the County Development Policy and therefore acceptable.

(3) The family flat should be directly accessible from the main dwelling via an internal access door; and

The development for retention would be independently and directly accessed by its own door. This door is located to the side and rear of the existing property. The extension/family flat is accessible from the existing dwelling via a door in a store room linked to the dining area. Own door access is not considered to be generally acceptable. However, in this instance the doorway is located to the side-rear of the existing dwelling and it operates as an access to the rear amenity for the entire site.

(4) The design criteria for dwelling extensions will be applied.

The design is considered in detail in the Residential and Visual Amenity Section of this report.

Residential & Visual Amenity

The development for retention is stepped back, is single storey on the gable side and projects at its furthest point to 6.8m southwards, 10.1m in width at its longest point. It will have a flat roof with a maximum height of 2.7m.

The structure is built parallel to the southern boundary wall and is visible from the existing footpath and adjacent open green area to the immediate south. A separation distance of at least 1m separates the structure from the southern boundary wall and could act as a privacy strip. It is noted that a wc

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and bedroom window is present in this south facing elevation. It is also noted from a site visit that a large wooden 'enclosed yard' fence surrounds the entire west facing and southern facing side of the site, which may be greater than 2 metres high. In the interests of protecting visual amenity, the south-western boundary wall should be reduced to a maximum height of 2m and if possible reduced to a 1.2m high wall with 0.8m high railing, in the interests of achieving passive surveillance (as set out in the County Development Plan – Chapter 11). **ADDITIONAL INFORMATION.**

It is noted that the structure is recessed back 6.4m from adjacent property to the north and therefore it is unlikely to have a negative impact on existing residential amenity by way of overlooking, overshadowing or overbearing impact.

The rear amenity space is considered to be acceptable at 67sq.m. The flat roof structure is considered to be out of keeping with the existing residential dwellings however, in this instant having regard to how it is recessed back 10m from the front building line, it is considered that the impact of the retained proposal would not be as visual prominent on this large corner site having regard to its stepped back subservient nature to the existing house and the screening from the mature trees that exist on the adjacent green area to the south.

Front Extension

The front porch for retention projects southerly by 1m and is considered to be acceptable. The design accords with the South Dublin County Council House Extension Guide (2010)

Roads

The Roads Department has requested Additional information and state the following:

1. There are concerns in relation to the width of the vehicular access due to the potential visual impact and impact on traffic/pedestrian safety. The applicant is therefore requested to submit revised drawings showing plan and elevation of retained vehicular access, boundary wall and dished footpath and kerb.

Should the permission be granted, the following conditions are suggested:

1. The vehicular access points shall be **limited to a width of 3.5 meters.**
2. The boundary walls at vehicle access points shall be limited to a **maximum height of 0.9m**, and any boundary pillars shall be limited to a **maximum height of 1.2m**, in order to improve forward visibility for vehicles.
3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's

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expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

4. Any gates shall open inwards and not out over the public domain.
5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

The Roads Department report is noted with regards to limiting changes to vehicular entrance. Having regard to the location of the site, in proximity to a roundabout where pedestrian/cycling safety is of concern, ADDITIONAL INFORMATION should be sought in this instance.

Services & Drainage

Water Services states requests Additional Information on the following:

1.1 The applicant has not submitted surface water drainage plans for the proposed development.

The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 The applicant is required to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

The above is noted by the Waster Services Department and will be requested by **Additional Information**.

Flood Risk Report states no objections, subject to applying conditions relating to the separation of foul and surface water drainage.

Irish Water Report states no objections, subject to applying conditions relating to connections, standard codes and practices and separation distances.

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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 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.

Environmental Impact Assessment

Having regard to the modest nature of the 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

| | |
|--------------------------|----------|
| Extension for Retention: | 43.8sq.m |
| Assessable Area: | 43.8sq.m |

SEA Monitoring Information

| | |
|-----------------------------|---------------------------------|
| Building Use Type Proposed: | Residential- Extension |
| Floor Area: | 43.8sq.m |
| Land Type: | Brownfield/Urban Consolidation. |
| Site Area: | 0.0301 Hectares. |

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the development for retention in its current proposal would require further details for the Planning Authority to assess in full. Additional information should be sought.

Recommendation

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

1. The Planning Authority has concerns in relation to the integration of the proposed development as it appears that a one-bedroom family flat is being proposed and not an ancillary extension. The applicant is therefore requested to clarify:
 - (1) The use of the structure. A family flat should be demonstrated to be compliance with County Development Plan policy H19 Objective 1 and design criteria outlined in Chapter 11 Implementation.
 - (2) The description of the proposed development. If a family flat is being proposed revised public notices should be submitted as the proposed development would be considered to be significant. Revised notices that clearly outline the proposed development as a family flat in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended) should be submitted.

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2. The applicant is requested to submit revised boundary treatment proposals (site layout plan and elevational drawings), which clearly shows:
 - (1) a 2 metre (maximum height) high southern and south-western boundary wall. The applicant may wish to consider a proposal for a low railing along the southwestern boundary of the site to provide passive surveillance (a 1.2m high wall and 0.8m railing) as an alternative proposal.
 - (2) the wooden 'enclosed yard' fence that surrounds the entire west facing and southern facing side of the site reduced to a maximum height of 2 metres.

3. The applicant has not submitted surface water drainage plans for the proposed development for retention.

The applicant is requested to:

 - (i) submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (ii) include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development for retention.

4.
 - (1) The Planning Authority has concerns in relation to the width of the vehicular access due to the potential visual impact and impact on traffic/pedestrian safety. The applicant is therefore requested to submit revised drawings showing plan and elevation of vehicular access, boundary wall and dished footpath and kerb. The applicant should note that a maximum width of 3.5m will be required.
 - (2) The Planning Authority cannot trace planning history for the widening of the vehicular access. The applicant is requested to submit all relevant planning permissions granted at this site for the widening of the vehicular entrance. If none can be found, the applicant is requested to submit revised statutory notices seeking permission for the vehicular, entrance (taking Item 1 into consideration).

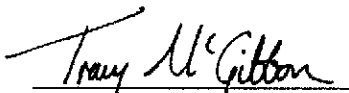
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REG. REF. SD21B/0514

LOCATION: 35, Foxborough Road, Lucan, Co. Dublin



**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