

# Comhairle Chontae Atha Cliath Theas

**PR/1536/21**

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

**Reg. Reference:** SD21B/0516      **Application Date:** 06-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 06-Oct-2021

**Correspondence Name and Address:** Alan Syron The Old School House, Casement Street,  
Ballina, Co. Mayo, F26N9Y4

**Proposed Development:** 2 storey extension to rear of existing dwelling; all  
associated site works.

**Location:** 19, Greenhills Road, Walkinstown, Dublin 12

**Applicant Name:** Ping Shi

**Application Type:** Permission

### **Description of Site and Surroundings**

#### Site Description

The subject site is located on the eastern side of Greenhills Road in Dublin 12, approximately 130m to the south of the Walkinstown Roundabout. The site is bound to north by No. 17 Greenhills Road, No. 21 Greenhills Road directly to the south, to the east by industrial warehouse units and to the west by the Greenhills Road.

The subject site contains an existing two storey semi-detached dwelling. The dwelling appears to have been subject to a number of modifications, including a single storey extension to the rear, a 2 storey extension to the side and an attic conversion. The Planning Authority's understanding of these modifications is outlined in the Planning History Section of this Report. The front elevation of the dwelling comprises rendered finishing at ground floor level and pebble dashed finishing at first floor level. An area of hardscaping utilised for the parking of cars is located to the front of the existing dwelling, with a landscaped garden situated to the rear of the dwelling, containing a large structure adjacent to the rear boundary wall.

#### Site Area

Stated as 0.0379 hectares.

#### Site Visited

9<sup>th</sup> November 2021.

### **Proposal**

The Applicant is seeking permission for the following:

- The provision of a two-storey extension to the rear of the existing dwelling at first floor and attic level.

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- At first floor level the proposed extension will project approximately 3.46m out from the existing rear first floor building line and will be approximately 9.38m in width. The extension will provide 2 additional bedrooms, including a large master bedroom with en-suite. The proposed works also include the conversion of an existing bedroom into an en-suite and circulation space providing access to the new bedroom within the proposed rear extension. The proposed extension at first floor level will result in an additional 29.9sq.m of floor area.
- The provision of an additional 27.3sq.m floor area at attic level, which according to the drawings provided by the Applicant will be non-habitable space consisting of a linen closet and storage space. The proposed attic level extension will project approximately 5.04m from the ridge of the existing roof profile, with a width of approximately 5.31m. The proposed attic level extension will be flush with the ridge of the existing roof profile of the dwelling.
- The proposed extension includes the removal of 1 roof light at attic level of the existing dwelling and the provision of 3 new windows at first floor level and 1 new window at attic level of the rear elevation.

#### **Zoning**

The subject site is zoned Objective 'LC' which has a stated objective 'To protect, improve and provide for the future development of Local Centres' in the South Dublin County Council Development Plan 2016-2022.

#### **SEA Environmental Sensitivity Screening**

The site is located within the zone of influence of Recorded Monuments DU022-002. This is described in Schedule 1 of the Development Plan 2016-2022 as 'Greenhills Road – Flat Cemetery'.

#### **Consultations**

Water Services and Drainage Department – No objection, subject to conditions.

Irish Water – No objections, subject to conditions.

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

Deadline for Submissions / Observations – 9<sup>th</sup> November 2021.

None received.

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### Pre-Planning Consultation

None recorded.

### Relevant Enforcement History

**S8670** – No. 19 Greenhills Road, Dublin 12.

Nature of problem: Alleged workshop structure to the rear of the property which may require planning permission.

File status: Open.

**S7411** – No. 19 Greenhills Road, Dublin 12.

Nature of problem: Non-compliance with Condition No. 2 of SD13B/0237, a Water Services and Drainage condition.

File status: Closed.

### Relevant Planning History

#### Subject Site

**SD13B/0237** – No. 19 Greenhills Road, Dublin 12.

Permission was sought for a Two storey kitchen, living room, bedroom and bathroom extension to rear and side of house; conversion of attic to storerooms and single storey porch extension to front; internal alterations to house and all associated site and drainage works. **Permission Granted, subject to conditions.**

**SD07A/0160** – Nos. 3-21 Greenhills Road, Dublin 12 (including the subject site of this Application).

Demolition of all 10 semi-detached two-storey dwellings (total gross floor area 1365sq.m.) and the construction of 5 no. blocks of buildings, 1 five-storey and 4 four storey. The accommodation consists of: 6 no. office units at ground floor level (total gross floor area 832sq.m.); 68 no. apartments (10 no. 1-bed, 46 no. 2-bed & 13 no. 3-bed units, gross floor area totalling 5081sq.m.: each apartment is provided with a private balcony or terrace. Communal landscaped courtyards are provided at ground floor level. Street level car parking (7 no. spaces) is provided along with a separate entrance to a single-level basement consisting of car parking (97 no. spaces), bicycle parking and plant/storage areas, accessed by way of ramp off Greenhills Road. The total number of car parking spaces provided is 104. The total gross floor area of the proposed development is 6913sq.m., and on a site of 0.4015 hectares. **Grant permission, subject to conditions.** This permission was never enacted.

#### Adjacent and surrounding sites

**SD21B/0361** – No. 5 Greenhills Road, Dublin 12 (c. 65m to the north of the subject site).

Conversion of existing shed at side to habitable space; construction of a single storey extension to the front; first floor extension over the existing ground floor extension to the side; single storey extension to the rear with the proposed use of the entire two storey and single storey extension to

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the side and rear to be a family flat ancillary to the main dwelling; alterations to the existing roof profile to allow for an attic conversion to home office use with four roof lights in rear roof plane and two roof lights in front roof plane; widen vehicular entrance onto Greenhills Road. **Permission Granted, subject to conditions.**

**SD17B/0112** - No. 3 Greenhills Road, Dublin 12 (c. 75m to the north of the subject site). First floor extension to side of existing dwelling and minor changes to front elevation (replace ground floor window with door/window). **Permission Granted, subject to conditions.**

### **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.*

*Policy H18 Objective 1:*

*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).*

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (i) Extensions*

*Section 11.8.2 Appropriate Assessment*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

#### **Elements of Good Extension Design**

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*

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- *Incorporate energy efficient measures where possible.*

#### Attic conversions and dormer windows

- *Use materials to match the existing wall of roof materials of the main house;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

#### 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.*

#### Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

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, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

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#### Planning Note

There are a number of inaccuracies and discrepancies in the drawings submitted by the Applicant, which render it difficult to fully and accurately assess the proposed development. The key issues with the drawings can be summarised as follows:

- **Site Location Map** - It is noted that the redline boundary on the Site Location Map provided by the Applicant appears to outline No. 21 Greenhills Road. However, this is an error by Ordnance Survey Ireland in the numbering of the properties along Greenhills Road. For clarity, the Applicant has outlined the correct subject site.
- **Existing Plans, Elevations and Sections** – There are a number of concerns with the information shown in Drawing No. 20-191-A-P-1000:
  - **Existing Site Layout** – Does not appear to accurately show the subject site and surrounding context i.e. the structure located in the rear garden of the existing dwelling is not shown and the relationship with the adjoining property at No. 21 Greenhills Road does not appear to be accurately depicted.
  - **Existing Floor Plans** – The existing floor plans do not appear to correspond to the layout of the plans approved under SD13B/0237. The floor plans shown on Drawing No. 20-191-A-P-1000 would appear to contravene condition No. 4 attached to SD13B/0237 in that there appears to be an internal wall subdividing the existing dwelling and the side extension into 2 separate dwellings.
- **Proposed Plans, Elevations and Sections** - There are a number of concerns with the information shown in Drawing No. 20-191-A-P-1001:
  - **Proposed Site Layout** – Following on from the inaccuracies with the Existing Site Layout, it is unclear if the Proposed Site Layout is accurate i.e. is it proposed to remove the existing structure in the rear garden, if so this must be described in the Statutory Notices and it is difficult to assess the relationship between the proposed development and the adjacent properties.
  - **Proposed Floor Plans** – The Proposed Floor Plans do not appear to show any connection between the existing dwelling and the existing two storey side extension (permitted under SD13B/0237). As such, it would appear from the drawings provided that it is intended that or is already the case that the dwelling is subdivided into 2 dwellings.

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- Proposed South West Elevation – There appears to be a door shown in the proposed south west elevation, which does not appear to be shown in the proposed floor plans.

Although the inaccuracies in the drawings provided by the Applicant render it difficult to fully and accurately assess the proposed development of this Planning Application, the Planning Authority is satisfied that the issues can be addressed by way of Additional Information.

#### **Assessment**

The main issues for consideration are Zoning, Council Policy on Extensions to Dwellings and Drainage.

#### ***Zoning***

The site is located in an area which is zoned objective LC' which has a stated objective 'To protect, improve and provide for the future development of Local Centres'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 1.2.27 and Appendix 5 – the House Extension Design Guide.

#### ***Council policy on Extensions to Dwellings***

Having regard to the content of South Dublin County Council's House Extension Design Guide (2010), a number of concerns arise in relation to the design of the proposed development. These concerns are outlined below.

#### **Potential Overbearing Impact to adjacent properties.**

It is noted that the proposed rear extension spans the full width of the existing dwelling. The House Extension Design Guide (2010) recommends the location of '*extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

Having regard to the content of the House Extension Design Guide (2010) and the potential for the proposed development to result in the overbearing of adjacent properties, consideration should be given to providing an appropriate separation distance between the proposed extension and the boundary with adjacent properties. The Planning Authority is satisfied that this can be achieved by way of Additional Information requesting the slight re-design of the proposed development.

It is not considered that undue overlooking of existing residential properties would arise from the proposed development.

#### **Roof Profile**

It is noted that the proposed extension would result in significant alteration to the roof profile of the existing dwelling. In particular it is noted that the proposed new roof profile does not match or complement that of the existing dwelling

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In this regard consideration should be given to the re-design of the proposed new roof profile to ensure that it sits below the ridgeline of the existing roof and generally matches the shape and slope of the roof and is subservient to the existing dwelling. The Planning Authority is satisfied that this can be achieved by way of Additional Information requesting the slight re-design of the proposed development.

In order to demonstrate compliance with the requirements of the House Extension Design Guide (2010) and provide a more acceptable form of development, it is considered that the applicant should address the above issues and submit a revised proposal addressing the above concerns.

#### Use of Attic Extension

The proposed development provides for an additional 27.3sq.m floor area at attic level, which according to the drawings provided by the Applicant will be non-habitable space consisting of a linen closet and storage space. There is potential for the proposed additional floor area at attic level to be utilised as an unauthorised habitable area. However, the Planning Authority is satisfied this can be addressed by way of condition on any decision to Grant Permission for the proposed development.

The drawings appear to indicate a semi-independent dwelling along the north eastern elevation of the existing dwelling at ground floor level. This extension was previously permitted under SD13A/0237, however condition No. 4 attached to this permission stated that:

*'The house and extension shall be used as a single dwelling unit.'*

As previously noted, the drawings provided by the Applicant are ambiguous and appear to show two dwellings on the subject site. If this were to be the case this would amount to a contravention of Condition No. 4 attached to SD13A/0237.

According to the Existing Floor Plans provided by the Applicant, the perceived semi-independent dwelling sitting room and kitchen/dining area at ground floor level and 2 No. bedrooms at first floor level. The proposed development would alter the internal layout of the perceived semi-independent dwelling providing a new bedroom at ground floor level with an en-suite. The Planning Authority notes that a family flat has not been applied for and does not form part of the development description in the Statutory Notices. This should be clarified by way of Additional Information as it may need to be assessed under Council Policy on family flats:

#### 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



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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 Development Plan outlines four criteria to consider in the assessment of applications for family flats. The criteria is:

- (1) The applicant shall be required to demonstrate that there is 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.*
- (3) The family flat should be directly accessible from the main dwelling via an internal access door; and*
- (4) The design criteria for dwelling extensions will be applied.*

The Applicant should be requested to provide ADDITIONAL INFORMATION demonstrating compliance with Condition No. 4 attached to SD13A/0237 and clarifying whether it is intended that a separate dwelling be facilitated at the subject site and if so, submit a rationale for the separate dwelling to comply with Council policy.

#### ***Drainage***

Water Services and Drainage Maintenance have assessed the proposal and have no objection, subject to the following conditions:

- All works shall comply with the Building Regulations – Technical Guidance Document – Part H Drainage and Wastewater Disposal.
- The Applicant/Developer shall ensure that there is complete separation of the Foul and Surface Water Drainage for the Proposed Development.
- All works for the Proposed Development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Irish Water has assessed the proposal and has no objection, subject to the following conditions:

- All works are to comply with the Irish Water Standard Details and Code of Practice for Water Infrastructure.
- All works are to comply with the Irish Water Standard Details and Code of Practice for Wastewater Infrastructure.

#### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely

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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 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.

### Conclusion

The Planning Authority has concerns regarding the design of the two storey extension to the rear and attic conversion which have potential to impact the character of the existing dwelling and the surrounding streetscape. As such, if the proposed development would require a re-design to ensure compliance with the South Dublin County House Extension Guide (2010) and adherence to the key principles of proper planning and sustainable development.

Furthermore, there are discrepancies and ambiguity in the submitted drawings which should be clarified to facilitate a full and complete assessment of the proposed development.

### Recommendation

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

1. The Planning Authority has concerns that the existing dwelling is currently being used or may in the future be subdivided into 2 separate dwellings. The drawings appear to indicate a semi-independent dwelling along the north-eastern side of the dwelling at ground and first floor level (sitting room and kitchen/dining area at ground floor level and 2 bedrooms at first floor level, with separate staircase and no link with the existing dwelling), where a previously permitted extension was constructed (SD13B/0237). The Planning Authority notes that a separate dwelling has not been applied for and does not form part of the development description in the Statutory Notices. This is challenging to assess due to the discrepancies and ambiguity in the submitted drawings and the layout permitted under SD13B/0237.
  - (a) The applicant is requested to demonstrate compliance with Condition No. 4 of SD13B/0237. The existing floor plans do not appear to correspond to the layout of the plans approved under SD13B/0237 and the floor plans shown on Drawing No. 20-191-A-P-1000 would appear to contravene condition No. 4 attached to SD13B/0237 in that there appears to be an internal wall subdividing the existing dwelling and the side extension into 2 separate dwellings.
  - (b) If the proposed development is to result in the subdivision of the existing dwelling the applicant is requested to submit a rationale and design statement clearly demonstrating

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compliance with Policy H19 of the County Development Plan.

(c) Clear, unambiguous drawings of the Existing and Proposed Floor Plans should be submitted for full assessment. Please note that a Design Statement clearly demonstrating quality of room space is achieved, including required widths, compliance with the Building Regulations and adequate penetration of natural light should also be provided.

2. The Planning Authority has concerns that the proposed upper storey extensions would give rise to negative residential impact on adjoining properties by way of overbearing impact due to mass, scale and bulk. The Applicant is requested to submit a re-design of the proposed upper storeys. The revised design should demonstrate that it is in adherence to the South Dublin County House Extension Design Guide (2010) and the South Dublin County Council Development Plan 2016-2022. In particular, the applicant should address:
  - (i) Overbearing Impact - Section 4, Page 12 of the South Dublin County House Extension Design Guide (2010). As a minimum the proposed first floor and roof extension shall be reduced in size and bulk and shall be set back from the side gable building line to the north by a minimum of 1.5m and set back from the adjoining property (No. 21) by a minimum of 1.5m (3 metres in total), to ensure an appropriate separation distance between the proposed extension and the boundary with adjacent properties and to comply with policy.
  - (ii) Re-design the proposed new roof profile to ensure that it sits below the ridgeline of the existing roof and is 'subservient' to the existing the roof profile.

3. (a) Existing and Proposed Site Layout Plan.

The Existing and Proposed Site Layout Plans are deficient in that they do not accurately show the existing layout of the subject site (structure in rear garden) and the relationship with surrounding properties.

The applicant is requested to submit a revised Existing and Proposed Site Layout Plan clearly showing the existing and proposed site layout within the correct context and showing levels of both the subject site and spot levels of adjoining sites and all structures constructed on site.

#### (b) Drawings - Floor Plans

The existing internal layout of the dwelling is ambiguous and unclear. The Floor Plans do not appear to show any connection between the existing dwelling and the existing two storey side extension (permitted under SD13B/0237). (Refer also to Item 1 of this Additional Information request). The applicant is requested to submit accurate drawings clearly demonstrating how access to each room will be gained and how natural light will penetrate habitable spaces. Please demonstrate how minimum room size standards can be achieved.

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### (c) Elevations

There is a discrepancy between the Floor Plans and the Elevations provided by the applicant. In particular, the south-west elevation appears to be showing a side door into the dwelling but this is not shown on the corresponding Floor Plans. The applicant is requested to submit accurate Existing and Proposed Floor Plans and Elevations.

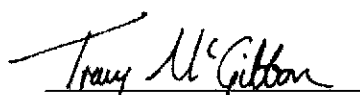
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**REG. REF. SD21B/0516**

**LOCATION: 19, Greenhills Road, Walkinstown, Dublin 12**

  
**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**