

Comhairle Chontae Atha Cliath Theas

PR/1551/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0520 **Application Date:** 08-Oct-2021
Submission Type: New Application **Registration Date:** 08-Oct-2021
Correspondence Name and Address: Jason Walsh 12, Ard Mor Crescent, Tallaght, Dublin 24
Proposed Development: Single storey family flat side extension and all associated site works.
Location: 18, Verschoyle Close, Saggart Abbey, Saggart, Co. Dublin
Applicant Name: Louise Madden
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0269 hectares

Site Description:

The application site contains a two storey, semi-detached house, located on Verschoyle Close in a cul-de-sac of similar dwellings. The surrounding area is residential in nature.

Proposal:

Permission is sought for the following:

- Single storey **family flat** side extension (39sq.m) and all associated site works.

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – No objection, conditions recommended

Irish Water – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 11/11/2021

No submissions or observations were received.

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Relevant Planning History

None recorded for subject site.

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

Section 2.4.2 Family Flats

Policy H19 Family Flats

It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.

H19 Objective 1

To favourably consider family flat development where the Council 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 outlined in Chapter 11 Implementation.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Make sure enough rear garden is retained*

(ii) Family Flat

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- *The family flat should be directly accessible from the main dwelling via an internal access door, and*
- *The design criteria for dwelling extensions will be applied.*

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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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. Residential development is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal is for a **family flat** (single storey, flat roof, side extension) (39sq.m). The family flat would be accessed off the main properties kitchen and would comprise a bedroom, lounge and wet room. No other alterations are noted from the drawings.

The living room and bedroom would be approximately 17sq.m and 14sq.m respectively, in excess of the standards required in the Development Plan. The only natural light to the living room would be from a large skylight meaning this room would have no aspect. There is a concern that in winter months particularly this would not be a very pleasant room to spend significant amounts of time. In addition, the Quality Housing for Sustainable Communities (2007) recommend a minimum living room width of 3.3m. The lounge would narrow to a point of 2.3m from 3.315m and therefore would not meet this requirement. The bedroom would have a window looking out over the rear garden and would provide the main access to the family flat, from the main house's kitchen. A wet room would be located at the front of the extension, set back from the front building line of the main dwelling. The layout and space provision of the family flat is not considered to be adequate to provide quality residential amenity. The applicant should be requested to revise the internal layout so that both the bedroom and living room have direct natural light and aspect. The applicant should be requested to submit revised plans as **additional information**.

Policy H19, Objective H19 1 and Section 11.3.3(ii) of the Development Plan state family flat extensions are to be favourably considered subject to it being demonstrated that there is a genuine need to provide such accommodation. The applicant has not provided any information regarding the

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requirement for the family flat and therefore the application cannot be assessed against the necessary criteria. The applicant should be requested to submit **additional information** detailing the requirement for the proposed family flat.

Drawings state that a rear garden of 61sq.m would be retained. Measurements from drawings suggest the retained garden area would be approximately 56sq.m. This is considered acceptable.

Services, Drainage and the Environment

Water Services and Irish Water have reviewed the application and have stated no objection subject to standard **conditions** relating to the inclusion of water butts as part of Sustainable Urban Drainage Systems (SUDS) and compliance with Irish Water Standard Details & Codes of Practice.

It is considered reasonable to include the recommended **conditions** in the event of a grant 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 2000 sites, it is considered that the proposed 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 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.

Other considerations

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Family Flat Extension
Floor Area (sqm)	39sq.m
Land Type	Brownfield
Site Area	0.0269 ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the 'RES' land-use zoning of the area, it is considered that in principle a family flat extension would be acceptable at this location, subject to the submission of necessary information under

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Section 11.3.3 (ii) of the Development Plan in relation to the need for the proposed extension and a revised layout to ensure adequate residential amenity for future residents.

Recommendation

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

1. The applicant is requested to provide information as required by Policy H19 and Section 11.3.3 (ii) of the South Dublin County Development Plan 2016 - 2022, which states:
'The applicant shall be required to demonstrate that there is a genuine need for the family flat.'
2. The applicant is requested to revise the layout of the proposed family flat to ensure that both habitable rooms receive adequate natural daylight and have a suitable aspect as well as relying on rooflights. The applicant is requested to submit revised drawings accordingly.

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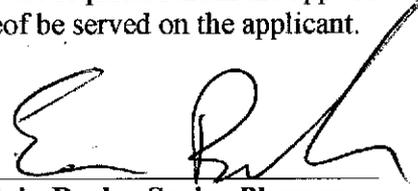
LOCATION: 18, Verschoyle Close, Saggart Abbey, Saggart, Co. Dublin

jjohnston

Jim Johnston,
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: 2/12/21



Eoin Burke, Senior Planner