

Comhairle Chontae Atha Cliath Theas

PR/1563/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0525 **Application Date:** 12-Oct-2021
Submission Type: New Application **Registration Date:** 12-Oct-2021

Correspondence Name and Address: Anthony Keeler 49, St. Laurence Road, Chapelizod, Dublin 20

Proposed Development: Demolition of existing garage to side; construction of a two storey extension with pitched roof to side of existing dwelling; single storey extension with pitched roof to front of existing dwelling; single storey flat roof extension to rear of dwelling; pitched glass lantern roof light to roof of rear extension and projection feature window to first floor bedroom also at rear; all other associated ancillary site works included in the application.

Location: 131, Wheatfield Road, Dublin 20

Applicant Name: Jennifer and Graham Mulligan

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0357 Hectares as stated per application.

Site Description:

This site contains a two storey, semi-detached dwelling with a hipped roof profile and attached garage to side with flat roof. There is an access lane to the rear and the streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance with a mainly staggered building line.

Proposal:

The proposed development comprises of the following:

- Demolition of existing side garage (c.20.5sq.m).
- Two storey extension with pitched roof to side.
- Single storey front extension with pitched roof.
- Single storey rear extension with flat roof.
- Pitched glass lantern roof light to rear elevation and projection feature window to first floor rear bedroom.
- Proposed works measure c.78.2sq.m.

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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 report received to date.

Irish Water – No report received to date.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD15B/0346: 123, Wheatfield Road, Dublin 20.

Construction of a single storey, extension to the rear of the existing dwelling with a second floor extension to the side above existing accommodation, with associated site works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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 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 2.5.8 Rural House & Extension Design
Policy H27 Rural House & Extension Design

Section 11.2.7 Building Height
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 11.4.2 Car Parking Standards
Table 11.24 Maximum Parking Rates (Residential Development)
Section 11.4.4 Car Parking Design and Layout
Section 11.7.2 Energy Performance in New Buildings
Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Demolition of existing side garage (c.20.5sq.m).

The demolition of the existing single storey attached side garage is considered to be broadly acceptable in this instance.

Two storey side extension with pitched roof.

The extension will be built to the boundary with the immediate neighbour to the east and includes for the extension of the existing hipped roof and will be finished in a parapet wall upstand. The extension is splayed in design and will project the full length of the existing dwelling at both levels. The proposal includes for a projection feature window to first floor rear bedroom to create a window seat. The window will project outwards from the main rear building line by c.0.5m and will have a flat roof over. The extension would integrate reasonably well with the character of the area and would not have a significant adverse impact on residential and visual amenity. The extension would comply with the SDCC House Extension Design Guide 2010.

Single storey front extension with pitched roof.

The extension will project outwards from the main front building line by c.1.5m and will span the full width of the front elevation of the existing dwelling (c.9.4m) and will be covered by a hipped roof profile. The roof will have an eaves height of c.2.6m and will have a ridge height of c.3.2m. The extension would visually accord with the character of the area and would comply with the SDCC House Extension Design Guide 2010.

Single storey flat roof rear extension with pitched glass lantern roof light

The extension will have a flat parapet roof and will be built to the boundary with the immediate neighbour to the west and will be offset slightly from the immediate neighbour to the east. The extension will have a parapet height of c.3.3m and will have a pitched glass lantern roof light placed at its centre. The extension will project outwards from the main rear building line by c.6.9m and will span a width of c.6.7m. It is noted that there is a single storey rear extension in the immediate neighbouring site to the west (No.129 Wheatfield Road) built to the boundary with the subject site with a projection of c.4.0m outwards from the main rear building line. A reasonable level of private open space will remain post completion. The extension would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

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Rear dormer (non-habitable- games/study room)

The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset slightly with the immediate adjoining neighbour. It will have an internal floor to ceiling height of c.2.2m. It will project out from the roof by c.3.3m and will span a width of c.4.0m. There will be no undue overlooking and the dormer would comply with the SDCC House Extension Design Guide 2010. However, the rear dormer shown in the drawings submitted is not identified in the description of works in the public notices. In this regard, it is considered appropriate that the applicant be requested to address this issue by way of **additional information**. It is considered reasonable that the applicant is requested, to re-advertise, re-erect and re-submit the public notices in relation to the proposed rear dormer.

Services and Drainage

No reports have been received from Irish Water or Surface Water Drainage to date. In the event of a grant it is considered appropriate to attach standard **conditions** for services and drainage.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Two storey side extension, single storey front & rear extensions (c.78.2sq.m.).
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is 38.2sq.m.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Single storey side extension	78.2sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0357

Conclusion

Additional information is required regarding the following items:

- Description of works to be re-advertised in public notices regarding the proposed rear dormer.

Recommendation

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

1. The rear dormer shown in the drawings submitted is not identified in the description of works in the public notices. The applicant is requested to re-advertise, re-erect and re-submit the public notices in relation to the proposed rear dormer.

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REG. REF. SD21B/0525

LOCATION: 131, Wheatfield Road, Dublin 20

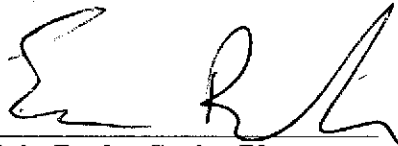
jjohnston

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:

6/12/20



Eoin Burke, Senior Planner