

Comhairle Chontae Atha Cliath Theas

PR/1576/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0534 **Application Date:** 19-Oct-2021
Submission Type: New Application **Registration Date:** 19-Oct-2021

Correspondence Name and Address: CDP Architecture 4, The Mall, Main Street, Lucan, Co. Dublin

Proposed Development: Construction of a new ground floor single storey extension with roof lights; proposed dormer window to the rear; converting of existing attic space; new window to first floor bathroom to rear elevation; new bay window and porch to front elevation at ground floor level; revised pedestrian and vehicular access with pillars and gates; all associated site works.

Location: 101, Muckross Avenue, Perrystown, Dublin 12, D12EW83

Applicant Name: Ciaran & Michelle Kavanagh

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.028816 Ha.

Site Description

The subject site is located within an established residential area at No. 101 Muckross Avenue, Perrystown, Dublin 12, D12 EW83. The site is bounded to the north-west by Muckross Avenue, to the north-east by No. 103 Muckross Avenue, to the south-west by No. 99 Muckross Avenue and to the south-east by a laneway providing access to the rear of properties along Muckross Avenue and Rockfield Avenue. The surrounding area is generally characterised by residential dwellings of a similar size and scale to the subject site, with a village centre containing a shop, dentist and salon located approximately 130m to the west of the subject site.

The subject site is comprised of a north-west facing 2-storey terraced house with pitched roof profile, a hard standing off-street car parking area to the front (approximately 66.3sq.m), a rear south facing garden (approximately 48.6sq.m) with a large ancillary garden shed. The house contains an entrance hall, living room, kitchen and toilet at ground floor level and 2 bedrooms (one of which is ensuite) and a family bathroom at first floor level. The house is typical of the character of the surrounding streetscape and the wider area.

Site Visit

23rd November 2021

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Proposal

Permission is sought for the following:

- A single storey extension to the front of the existing dwelling, projecting approximately 1.53m from the existing front elevation and measuring 6.09m in width and 3.06m in height. The extension will provide a new porch for the dwelling entrance and a projecting bay window to the existing living room.
- A single storey flat roof extension to the rear of the existing dwelling, projecting approximately 5.69m from the existing rear elevation and measuring 5.85m in width and 3.14m in height. The extension will facilitate a larger kitchen and living area with access through 3m wide sliding doors onto a new decking area (approximately 10.4sq.m). The proposed rear extension will have a flat roof profile including a large roof light over the kitchen area and glazed roof over the seating area adjacent to the eastern elevation of the dwelling. The proposed rear extension will result in the reduction of the rear private amenity space from 48.6sq.m to 41.8sq.m (this measurement does not include the large existing shed and patio area and pathways).
- An attic conversion providing a flat roofed dormer extension to the rear to facilitate the provision of a home office (9.9sq.m). The proposed extension will project approximately 3.4m out from the ridge line of the existing dwelling.
- Revisions to the existing site access arrangements off Muckross Avenue consisting of the provision of a 1m wide pedestrian entrance and 3.5m wide vehicular entrance to a newly gravel surfaced driveway. Both the proposed pedestrian and vehicular entrance will have 1.3m high pillars and 1m high gates.
- Soft landscaping works to the front and rear and all ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Strategic Environmental Assessment Sensitivity

No overlap indicated with the relevant environmental layers.

Submissions/Observations/Representations

Last date for Submissions/Observations – 22nd November 2021.

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None received.

Relevant Planning History

Subject Site

None recorded.

Neighbouring Sites

SD21B/0126 – No. 97, Muckcross Avenue, Kimmage, Dublin 12

First floor extension over existing ground floor room to the side of existing house; single storey extension to the rear of existing house and all associated site works. **Grant Permission, subject to conditions.**

SD21B/0050 – No. 100, Rockfield Avenue, Dublin 12 (Site located to the south east of the subject site on the other side of the access laneway)

Demolish garden shed to change use of existing garage to office/playroom; extend former garage, porch hall and living to front single storey extension; add new first floor gable extension and extend it 2m to rear; change new roof from hip to gable, to convert attic and extended attic over gable to store and add 2 'Velux' rooflights to front roof; construct new single storey extension to rear and form new garden gate to existing rear lane. **Grant Permission, subject to conditions.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Consultations

Water and Drainage Services – Additional Information required.

Roads and Transport – no objection subject to conditions.

Irish Water – Additional Information required.

Relevant Policy in South Dublin County Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

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

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Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

*Section 6.3.0 Walking and Cycling
Policy TM3 Walking and Cycling*

Objective 3

To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

*Section 6.4.4 Car Parking
Policy TM7 Car Parking*

Objective 3

To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.

*Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater
Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater*

*Section 10.1.0 Energy Planning in South Dublin County
Policy E2 South Dublin Spatial Energy Demand Analysis*

Objective 2

To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

*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 11.7.2 Energy Performance in new Buildings
Section 11.8.0 Environmental 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:

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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*
- *Incorporate energy efficient measures where possible.*

Front extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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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.*

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *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 three tile courses).*
- *Relate dormer windows to the windows and doors 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.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped roof lines.*

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Overbearing Impact

- *Locate 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.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

“Section 5 – Dublin Metropolitan Area Strategic Plan”, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by ‘Planning Circular 02/2014 Flood Risk Management’, Department of the Environment, Community and Local Government (2014).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Assessment

The main issues for assessment are:

- Zoning and Council Policy;
- Visual Impact and Residential Amenity;
- Vehicular Access and Parking;
- Water Services and Drainage;
- Environmental Impact Assessment;
- Appropriate Assessment.

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Zoning and Council Policy

The proposed development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

An assessment of each of the key elements of the proposed development and their potential impact on the visual and residential amenity of the existing dwelling and adjoining properties is outlined below.

Front Extension

The proposed front extension will project approximately 1.53m from the existing front elevation and measuring 6.09m in width and 3.06m in height. The extension will provide a new porch for the dwelling entrance and a projecting bay window to the existing living room. The proposed 1.53m projection is substantially in compliance with guidance and the Planning Authority is generally satisfied that the proposed front extension generally complies with the content of the House Extension Design Guide (2010).

Rear Extension

The proposed development includes the provision of a single storey flat roof extension to the rear of the existing dwelling, projecting approximately 5.69m from the existing rear elevation and measuring 5.85m in width and 3.14m in height. The extension will facilitate a larger kitchen and living area with access through 3m wide sliding doors onto a new decking area (approximately 10.4sq.m).

Having regard to the length of the existing garden and gardens of adjacent properties and having regard to the existing extension, constructed to the rear of No. 103 Muckross Avenue, it is not considered that the proposed structure by way of its siting, depth and height would have an undue negative impact on the residential and visual amenity of the property in the vicinity of the site and is therefore generally acceptable.

Attic Conversion and Dormer Extension

The proposed attic conversion will consist of a flat roofed dormer extension to the rear to facilitate the provision of a home office (9.9sq.m). The proposed extension will project approximately 3.4m out from the ridge line of the existing dwelling.

Having regard to the content of the House Extension Design Guide in relation to Attic Conversions, the Planning Authority has concerns in relation to the proposed attic conversion and dormer extension as follows:

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- The proposed dormer extension appears to be set back just 2 tile courses from the eaves line of the dwelling. It is noted that to ensure compliance with South Dublin County Council House Extension Design Guide (2010) the proposed dormer should be set back at least 3 tile courses from the eaves line. In this regard, a slight re-design of the dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for Additional Information or condition.
- The proposed dormer extension does not appear to be located below the ridge line of the existing dwelling. The Planning Authority is concerned that, owing to the size and scale of the proposed dormer extension, it may dominate the roof profile of the dwelling. In this regard a slight re-design of the proposed dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for Additional Information or condition.
- The proposed dormer extension would result in the creation of a large area of flat roof, which would dominate the pitch of the roof and significantly alter the roof profile of the existing dwelling. It is also noted that a portion of the proposed flat roof area would directly adjoin the pitched roof of No. 99 Muckcross Avenue, creating a significant juxtaposition in the relationship between the two properties. The proposed dormer extension should be pulled back away from the roof boundary. In this regard the Applicant should re-assess the extent of flat roof area on the proposed dormer extension and the relationship with adjoining properties. The Planning Authority is satisfied that this may be addressed by way of a request for Additional Information.

Access Arrangements and Boundary Treatment

The proposed development includes the provision of revisions to the existing site access arrangements off Muckcross Avenue consisting of the provision of a 1m wide pedestrian entrance and 3.5m wide vehicular entrance to a newly gravel surfaced driveway. Both the proposed pedestrian and vehicular entrance will have 1.3m high pillars and 1m high gates. This is generally acceptable.

Material Palette

It is noted that the material palette for the proposed development appears to be of a modern design.

The design and materials to be used in the proposed development appears to be of high quality and largely accords with the provisions of the House Extension Design Guide (2010) and would provide visual interest to the area.

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Access and Parking

South Dublin County Council generally restricts vehicular entrances to 3.5m in width, in order to protect pedestrian safety and comfort and, thereby, fulfil the 'RES' zoning objective to protect residential amenity and the requirements of policies TM3 and TM7 of the County Development Plan.

The Planning Authority is satisfied that the proposed 3.5m vehicular entrance is in compliance with the Development Plan and will not impact pedestrian safety and comfort. It is also noted that the proposed development will not significantly alter the existing driveway length or car parking arrangements on the subject site. In this regard, the Planning Authority is satisfied that the proposed development is in accordance with the relevant policies and objectives.

The Roads and Transport Section of South Dublin County Council has assessed the proposal and has no objection, subject to the following conditions:

- The vehicular access points shall be limited to a width of 3.5 metres.
- 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.
- Footpath and kerb shall not be altered. A distance of 600mm shall be maintained between the footpath and tree located in the grass verge in order to protect the tree.
- Any gates shall open inwards and not out over the public domain.
- 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.

Water Services and Drainage

The Drainage and Water Services Section of South Dublin County Council have assessed the proposal and has requested Additional Information surface water drainage plans and SUDS.

Irish Water has assessed the proposal and has requested Additional Information relating to water supply and foul water drainage drawings.

Screening for 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 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.

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Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Other Consideration

Development Contributions

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential (Extension)	51.1
Previous Extension	N/A
Assessable Area	11.1

SEA Monitoring

SEA Monitoring Information	
Building Use Type	Floor Area (sq.m)
Residential (Extension)	51.1
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.029

Conclusion

The proposed development would generally, accord with the House Extension Design Guide and adhere to the key principles of proper planning and sustainable development. However, a number of concerns arise in relation to the attic/roof/dormer design and the water drainage. These concerns may be addressed by way of Additional Information and slight re-design of the proposed development.

Recommendation

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

1. Having regard to the South Dublin County Council's House Extension Design Guide, 2010, in relation to Attic Conversions, the Planning Authority has concerns with the proposed design of the attic dormer extension. In particular, it does not appear to be subservient within the roof profile and it extends to, and abuts, the property at 99 Muchcross Avenue. The Planning Authority requests the applicant to submit revised proposals to clearly demonstrate that:
 - (i) the proposed dormer is set back at least 3 tile courses from the eaves line.

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(ii) the proposed dormer extension is located below the ridge line of the existing dwelling by a minimum of 0.1m.

(iii) the creation of a large area of flat roof is minimised by relocating the dormer extension away from adjoining properties by a minimum of 0.5m and providing for a more simple form of design, which includes the staircase.

The applicant is requested to submit revised rear elevational drawings, cross-sectional drawings and revised first and roof floor plans in response to this request.

2. The Drainage and Water Services Section of South Dublin County Council have assessed the proposal and have requested the following Additional Information:
 - (a) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested 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 Aj's, 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.
 - (b) There does not appear to be any SuDS proposed (Sustainable Drainage Systems). The applicant is requested to submit a drawing to show what SuDS are proposed. Examples of SuDS include green roofs, blue roofs, permeable paving, filter drains, water butts and other such SuDS.
3. Irish Water has assessed the proposal and has requested the following Additional Information:
 - (a) The applicant has not submitted water supply drawings for the proposed development. The Applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for water infrastructure <https://www.water.ie/connections/Water-Standard-Details.pdf>.
 - (b) The applicant has not submitted foul water drainage plans for the proposed development. The Applicant is requested to submit a drawing showing the existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, 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 Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: datarequests@water.ie. All works are to comply with the

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Irish Water Standard Details for Wastewater infrastructure available at
<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>.


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REG. REF. SD21B/0534

LOCATION: 101, Muckross Avenue, Perrystown, Dublin 12, D12EW83


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:

8/12/21


Eoin Burke, Senior Planner