

Comhairle Chontae Atha Cliath Theas

PR/1602/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0478 **Application Date:** 08-Sep-2021
Submission Type: Additional **Registration Date:** 18-Nov-2021
Information

Correspondence Name and Address: BG Architectural Services 51, Red Arches Road, The Coast, Baldoyle, Dublin 13

Proposed Development: 2 storey extension to front/side/rear elevations to the south of existing dwelling; comprises of home office at ground floor level; bedroom with en-suite bathroom at first floor level and all associated site works.

Location: 12, Griffeen Glen Road, Lucan, Co. Dublin, K78H2K6

Applicant Name: Valentin & Anna Ulici

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.02 Hectares.

Site Visit: 11th of October 2021

Site Description

The subject site is located on the corner of Griffeen Glen Road and Griffeen Glen Boulevard within an existing housing estate in Lucan. The site consists of a detached two storey dwelling with pedestrian access off Griffeen Glen Boulevard. The house is the typical house type for corner sites in this housing estate. The surrounding estate consists of housing of a similar character and range of forms.

Proposal

Permission is being sought for the construction of a two storey extension to front/side/rear elevations to the south of existing dwelling; comprises of home office at ground floor level; bedroom with en-suite bathroom at first floor level and all associated site works.

Zoning

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

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Consultations

Water Services – no objection subject to conditions.

Irish Water – no objection subject to conditions.

Roads Department – verbal report received 19th October 2021.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

A third party submission was received which raised the following points in summary:

- Current issues with parking outside the site due to the school and it can be impossible to drive up the road.
- The submitter is concerned in regard to the use of their driveway, which is opposite the subject site, should the application go ahead. The proposed extension would replace the existing driveway on the subject site. The submitter advises that if this happens then people would park there meaning the submitter unable to leave their driveway.
- If the application was to include double yellow lines along the site of 12 Griffeen Glen Road this would stop people from parking there.

This submission has been reviewed in full and has been taken in consideration in the assessment of the proposed development.

Relevant Planning History

Overall housing estate and local centre area

S00A/0779

Development comprising a local centre consisting of a single storey creche (c.522sq.m), a two storey community facility (c.305sq.m) attached at ground floor only to 3 self-contained offices (c.176sq.m. each) in a separate two storey block, a separate two storey block (c.258sq.m)(Use Class to be interchangeable with Use Class 3); 2 shop units at ground floor (Unit 1-c.195sq.m and Unit 2-c.86sq.m) with 3 2-bedroom single storey apartments over in a separate two storey block; site development and landscape works; a new vehicular access is proposed off Griffeen Avenue to serve the proposed local centre. **Permission granted.**

S00A/0682

Development comprising 100 dwellings consisting of 38 no. 3 bedroom 2 storey mid-terraced houses (Type A), 36 no. 3 bedroom two-storey end of terrace houses (Type B), 8 no. 3 bedroom two storey corner houses (Type C1), 8 no. 3 bedroom two storey detached houses (Type C), 8 no. 2 bedroom two storey terraced houses (Type D) and 2 no. 4 bedroom two storey semi-detached houses (Type E); 21 dwellings will have direct vehicular access off Griffeen Glen Drive; 17 dwellings will have direct vehicular access off Griffeen Glen Road; 12 dwellings are served via a new vehicular access off Griffeen Glen Road; a new vehicular access

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is proposed off Griffeen Avenue to serve the remainder of the development (50 dwellings).

Permission granted.

Other sites within the estate

SD11B/0336 28, Griffeen Glen Boulevard, Lucan, Co. Dublin

Two storey pitched roof extension to side and rear incorporating new bay/box window to front, ridge rooflight to the side and frosted first floor en-suite window to rear together with 2 revised window sizes to front elevation. **Permission granted.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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 11.4.2 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)

The House Extension design guide contains the following guidance on house 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.*

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.

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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

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

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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Visual and Residential Amenity

The proposed development would provide for a two storey extension to the south of the existing dwelling. This would extend along the western elevation facing Griffeen Glen Road. The extension would measure approx. 6.4m by 3.2m. The extension would extend approx. 0.9m from the front building line on this elevation. It is noted that there is an existing two storey bay window projection that also extends approx. 0.8 from this elevation. The proposed height of the extension would not sit higher than the existing dwelling. At the front the roof would match the existing pitched roof at approx. 6.8m at roof ridge height. At the rear it would be a hipped roof at approx. 6.5m in overall height.

The extension would be approx. 2.0m from the front boundary. This is acceptable given it would largely align with the existing building line of the dwelling. The dwelling would not be setback from the southern (side) boundary with No. 10 Griffeen Glen Road. However, there are no windows on the elevation of No. 10 facing the subject site. The extension would be setback approx. 2.2m from this neighbouring dwelling and would extend approx. 2.5m beyond the existing rear building line of this dwelling. It is therefore not considered that the proposed development would have a significant negative impact on the neighbouring site.

The proposed first floor window on the eastern (rear) elevation would be located over 22m from the closest directly facing first floor windows. It is also noted that this window is to an ensuite and can be conditioned to be made opaque in the event of a grant of permission.

The extension would provide for a home office at the ground floor and additional bedroom at the first floor. The bedroom would meet the minimum floorspace requirements for a single bedroom under the County Development Plan. The proposed external materials would match existing and are therefore in compliance with the House Extension Design Guide.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide 2010 and would have an acceptable impact in terms of visual and residential amenity.

Vehicular Access and Parking

From a review of the parent permissions for the site (Reg. Refs. S00A/0682 & S00A/0779) the area on which the extension is proposed was permitted as the on-site car parking spaces. As such, it appears that the proposal would remove the car parking spaces available to the dwelling. It is noted that there is a grant of permission for a similar development at SD11B/0336 28, Griffeen Glen Boulevard. However, this was assessed under the previous County Development Plan (2010-2016). The current South Dublin County Development Plan 2016-2022 has a maximum car parking rate of 2 car parking spaces for a house of this size in

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this location. The submitted application material does not clarify what, if any, car parking provision would be available to the dwelling. **The applicant should be requested to advise what car parking provision would be available to the dwelling should these onsite car parking spaces be removed. This information should be requested by way of Additional Information.**

Services and Drainage

Water Services has no objection to the proposed development and recommends standard conditions including the inclusion of water butts as part of SuDS. Irish Water has reviewed the proposed development and has no objections subject to standard conditions. The reports are noted and should be conditioned as such.

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.

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.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Further Information.

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Further Information

Further Information was requested on the 22nd of October 2021.

Further Information was received on the 18th of November 2021 (not deemed significant).

Consultation

Roads Department – recommends refusal.

Assessment

Item 1 Requested

One item was requested via further information:

“From a review of the parent permissions for the site (Reg. Refs. S00A/0682 & S00A/0779) the area on which the extension is proposed was permitted as the on-site car parking spaces. As such, it appears that the proposal would remove the car parking spaces available to the dwelling. The current South Dublin County Development Plan 2016-2022 has a maximum car parking rate of 2 no. car parking spaces for a house of this size in this location. The submitted application material does not clarify what, if any, car parking provision would be available to the dwelling. The applicant is requested to advise what car parking provision would be available to the dwelling should these onsite car parking spaces be removed.”

Assessment: The applicant has submitted a response stating that they use the on-street parking arrangements on Griffeen Glen Boulevard. They state that the existing on-site space has not been used and also does not facilitate adequate access. The applicant refers to Reg. Ref. SD11B/0336 at No. 28 Griffeen Glen Boulevard for a precedent for similar development.

The Roads Department have reviewed the further information submitted and recommend refusal:

The proposed development is within Griffeen Glen Boulevard, existing vehicular access and 2 car parking spaces are provided through Griffen Glen Road which is clearly shown in the parent permissions for the site (Reg. Refs. S00A/0682 & S00A/0779).

The applicant submitted response state that removed on curtilage car parking spaces will be accommodate in shared on street parking spaces.

Roads department are concerned regarding the proposed conversion of an existing car port to a new bedroom and office space which will result in loss of 2 off-street carparking space for the proposed development and for overall housing estate.

A grant of permission would set an undesirable precedent for the similar development in the overall housing estate this will create pressure on existing shared car parking spaces as cars will be parked on public footpath, as a similar situation already exist, residents are parking their cars perpendicularly at designed parallel parking spaces this trend would endanger public safety by reason of a traffic hazard.

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Roads recommends refusal as continuation of development would endanger public safety by reason of a traffic hazard.

The proposed development is not considered to be acceptable because it would remove on-site car parking spaces. Even if the applicant states these are not currently utilised, the parent permission for the site provided for these spaces as part of the overall car parking strategy for this development. The Planning Authority would seek on-site car parking spaces in this residential area. The development would set an undesirable precedent for the removal of existing on-site car parking spaces on similar sites. The impact of this precedent would be significant and contrary to the County Development Plan.

There could be an option for the applicant to provide for a first floor extension over the car parking spaces. However, given the revisions to the development this would require a new application.

Conclusion

The proposed development would involve the removal of all existing on-site car parking spaces so that the development would have to rely on on-street car parking. This is contrary to what was granted as part of the parent permission and creates pressure on on-street car parking. The development would set an undesirable precedent for the removal of existing on-site car parking spaces on similar sites. The impact of this precedent would be significant and contrary to the South Dublin County Development Plan 2016-2022. It is therefore considered that this application should be refused.

Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. Having regard to the removal of all on-site car parking provision and in the absence of a strategic look at the car parking available and the house types in the wider area, the proposed development is create pressure on existing shared car parking spaces and would contribute to haphazard parking and the endangerment of public safety by reason of a traffic hazard. The proposed development would be contrary to terms and conditions of the parent permission. The development would set an undesirable precedent for the removal of existing on-site car parking spaces on similar sites. The proposed development would adversely impact on the residential amenity of the area and would be contrary to the South Dublin County Development Plan 2016-2022 and the proper planning and

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sustainable development of the area.

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REG. REF. SD21B/0478

LOCATION: 12, Griffeen Glen Road, Lucan, Co. Dublin, K78H2K6



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date:

14/12/21



Eoin Burke, Senior Planner