

Comhairle Chontae Atha Cliath Theas

PR/1619/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0347 **Application Date:** 15-Jun-2021
Submission Type: Additional **Registration Date:** 23-Nov-2021
Information

Correspondence Name and Address: Michael Finnan Milestone, Laragh East,
Glendalough, Bray, Co. Wicklow

Proposed Development: First floor rear extension; two storey side extension;
removal of main existing pitched roof on dwelling
and replacement of same with a mixture of pitch and
flat roof; 1 'Velux' window in front and rear of new
roof; 3 'Velux' windows in side north face of new
roof; 1 dormer structure with 3 obscure windows on
side south face of new roof; all associated site works.

Location: 432A, Orwell Park Green, Dublin 6W

Applicant Name: Declan Heery & Liz McGrath

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.023 ha

Site Description:

The triangular shaped corner site is located within the established residential estate of Orwell Park Green and contains a two storey, detached dwelling with a hipped roof and single storey rear extension with hipped roof. The streetscape of Orwell Park Green is mainly characterised by semi-detached houses of similar form and appearance with a mainly uniform building line.

Proposal:

The proposed development comprises of the following:

- First floor rear extension.
- Two storey side extension.
- Removal of main existing pitched roof and replacement with a mixture of pitched and flat roof.
- 1 'Velux' to front and rear of new roof.
- 3 'Velux' windows in the side north of new roof.
- 1 side dormer with 3 obscure glazed windows on side south face of new roof.
- Proposed works measure 41.9sq.m. and attic conversion 47.12sq.m.

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Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Irish Water: **Additional Information** recommended.

Surface Water Drainage: No objections subject to **conditions**.

Submissions/Observations /Representations

No third party submissions on file.

Relevant Planning History

S97A/0192: variations to house type and vehicular entrance for previously approved two storey dwelling (S96A/0168).

Decision: **GRANT**.

S97B/0239: extension to side and rear for retention of side wall and for alterations to vehicular entrance.

Decision: **GRANT**.

S96A/0168: two storey house.

Decision: **GRANT**.

Adjacent sites

SD16B/0171: 423, Orwell Park Green, Dublin 6w.

Side first floor extension for additional bedroom with en-suite; also attic conversion to contain additional bedroom with en-suite; three roof windows to the back and two roof windows to the side; double hipped roof over new extension, with all ancillary site works.

Decision: **GRANT PERMISSION**.

SD14B/0248: remove existing chimney stack down to first floor; extend the existing ridge and form a 'Dutch' type tiled roof structure; extend the existing structure to the side up to new soffit level with new obscure glazed window; new dormer to the rear of the existing tiled roof; conversion of the existing attic area into a new storage area and internal alterations.

Decision: **GRANT PERMISSION**.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None.

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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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

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
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration 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 11.3.3 which relates to Extensions to Dwellings.

Residential Amenity and Visual Amenity

First floor rear extension

The proposed extension would extend beyond the rear elevation of the existing property and connect with the proposed two storey side extension. The extension would extend past the rear elevation of the neighbouring property to the south but given the presence of a side passage and existing extension is not considered to be materially harmful. Visually, a first floor rear extension is likely to be considered acceptable in some form but there are concerns with the two storey side extension.

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Two storey side extension

The proposed extension would extend from the side of the existing property to the side boundary and finish level with the rear elevation. The extension would be set back from the front elevation and consist of a flat roof that would extend above the eaves of the main part of the dwelling. The proposed extension would result in the loss of side access from the front to the rear garden.

A window is proposed to serve the bedroom at first floor level which would introduce a vantage point to the properties to the north, that would be closer than the existing directly facing windows. However, a separation distance of approximal 22m would be maintained which is considered to be acceptable.

Visually, there are concerns with the proposed extension due to the flat roof and the fact that it would project above the eaves of the main part of the dwelling, in such a prominent location. The proposal in its current form is considered to be contrary to the guidance in the SDCC House Extension Design Guide and would be incongruous and visually harmful given the site context. It is recommended that a revised design is sought from the applicant as additional information to address this.

Removal of main existing pitched roof on dwelling and replacement of same with a mixture of pitch and flat roof

The existing roof currently consists of a pitched roof with three interconnected sections that consist of a hipped end on the front elevation, that is then connected with two further projecting hipped, gable ends located on the side or northern elevation. The proposal would see the removal of the two projecting gables and on the northern side of the house. The roof would then be increased in height, with a flat strip running down the centre and extended further north so that it would be in line with the northern boundary. The height proposed would exceed that of the neighbouring property to the south. Generally the proposed increase in height could be considered acceptable subject to a revised two storey side extension.

Rooflights

Given the scale, design and siting of the rooflights proposed in the northern, western and eastern roof planes, they are considered acceptable.

Side dormer and attic

The dormer would be located on the southern part of the roof and would provide a stairway to access the proposed attic. The top of the dormer would be level with the ridgeline of the roof but would then taper down and therefore would not be visually prominent given its siting.

The applicant has not stated what the purpose of the rooms in the attic would be. Given the head height of 2.5m the attic could be considered habitable, and it would therefore be important to clarify what the space is intended to be used for to ensure an acceptable living environment.

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Particularly when the attic rooms are only served by rooflights. This is recommended to be sought as additional information.

Services & Drainage

Irish Water has recommended **Additional Information** be requested. Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

1 Water (Further Information Required)

*1.1 The proposed development is approximately 1.9m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear **distance from** a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information*

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure

Reason: In the interest of public health and to ensure adequate wastewater facilities.

It is considered appropriate to request the above **additional information**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No objection subject to:

1.1 The proposed angle of connection to the private surface water drain to the east of the dwelling is too acute. The applicant is required to submit a revised drainage layout drawing showing that the proposed surface water drainage connects to the existing private drain in the direction of flow or at a minimum angle of 90 degrees.

1.2 Include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood Risk Report: No objection:

Water Report: Referred to IW

Foul Drainage Report: Referred to IW

Considering Additional Information is being requested regarding Irish Water requirements it is considered appropriate to request items 1.1 and 1.2 above by way of **additional information**.

Screening for Appropriate Assessment (AA)

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 (EIAR)

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

There are concerns in relation to the proposed two storey side extension from a visual perspective and also due to the proximity to services. It is recommended that a revised design is sought from the applicant as additional information.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 09/08/2021.
- Further Information was received on 23/11/2021.

The following Further Information was requested.

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Item 1: Services & Drainage Requirements.

- (i) The proposed development is approximately 1.9m from a 4 inch uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information.
- (ii) The proposed angle of connection to the private surface water drain to the east of the dwelling is too acute. The applicant is requested to submit a revised drainage layout drawing showing that the proposed surface water drainage connects to the existing private drain in the direction of flow or at a minimum angle of 90 degrees.
- (iii) The applicant is requested to submit a drawing to include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

Item 2: Side extension.

Visually, there are concerns with the proposed two storey side extension due to the flat roof proposed, its siting directly on the side boundary which would prevent access to the rear and the fact that it would project above the eaves of the main part of the dwelling, in such a prominent location. The proposal in its current form is considered to be contrary to the guidance in the SDCC House Extension Design Guide and would be incongruous and visually harmful given the site context. The applicant is requested to submit a revised design taking into account the character of the site and surrounding area and the design of the proposed roof to the main dwelling. The applicant is also requested to provide a set in from the boundary to allow access to the rear.

Further Consultations

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – No objection subject to **conditions**.

Further Submissions/Observations

None.

Assessment

Item 1: Services & Drainage Requirements.

The applicant has submitted a cover letter and revised drawings to address this request for further information. An extract taken from the cover letter submitted states the following:

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Additional information 1(i)

Please see enclosed engineer's report in relation to the boundary wall / watermain, and letter from Irish water stating no objection to the proposed development. We located exact location of watermain , and have liaised extensively with Kieran O Neill Irish water since the AI was requested .

Additional information 1(ii)

See drawing number 23 enclosed, we have proposed a new manhole on the existing private 225mm surface water drain to front (east of dwelling), this takes out the acute angle of connection as noted in AI .

Additional information 1(iii)

See drawing nr 23 enclosed, water butts are shown (in blue) at all surface water downpipe locations, and noted that any new proposed patio / path surface on site to be in gravel (water permeable material)

A report was received from Surface Water Drainage recommending no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report No objection subject to:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

In the event of a grant it is considered appropriate to attach the above **conditions**.

A report was received from Irish Water recommending no objection subject to **conditions**. An extract taken from the Irish Water report states the following:

1 Water

1.1 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure

Reason: In the interest of public health and to ensure adequate wastewater facilities.

In the event of a grant it is considered appropriate to attach the above **conditions**.

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The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Item 2: Side extension.

The applicant has submitted a cover letter and revised drawings to address this request for further information. An extract taken from the cover letter submitted states the following:

Additional information 2

We have revised the roof & attic floor plan, to eliminate the side flat roof on the North elevation. We have now shown a pitched roof, front and rear, running to north boundary, with a tapering pitch over the North boundary wall. There is strong precedent for this in the area, see listed below photograph and planning reference of similar approved developments in the immediate area, on infill corner sites. We have added windows on the north boundary wall to visually break up the wall & and for functioning fire escape.

We agree that we lose the side entrance on the North side, but we do maintain a side entrance on the south side, which is more than sufficient for applicant. Again, there is strong precedent for this in the area, see listed below photograph and planning reference of similar approved developments in the immediate area.

The revised design has changed substantially. The two storey flat roof side extension that projected above the eaves of the existing dwelling has been omitted. The original side dormer on the southern elevation has also been omitted. The revised design has also provided a set in from the southern boundary to allow access to the rear by c.0.56 m. The main existing pitched roof will be removed and replaced with a hybrid of a pitched and flat roof (mansard roof).

However, due to the scale and design of the proposal on a prominent corner location the revised proposal is considered to be dominant, overbearing, incongruous and would have a significant adverse visual impact given the site context and would be contrary to the guidance in the SDCC House Extension Design Guide. Therefore, the Planning Authority considers the applicant has not satisfactorily responded to the request for further information.

Conclusion

The proposed development, by reason of its scale, design, appearance and location on a prominent corner site would be out of character with the existing dwelling and with neighbouring dwellings in the vicinity. The proposal would be visually obtrusive on the streetscape and would have a significant adverse visual impact, would be contrary to the 'RES zoning objective for the area which seeks *'To protect and/or improve residential amenity'*, and would be contrary to proper planning and sustainable development of the area. The proposal would seriously injure the amenities of property in the vicinity and would not comply with the provisions of the South Dublin County Council Development Plan 2016-2022.

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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. The proposed development, by reason of its scale, design, appearance and location on a prominent corner site would be out of character with the existing dwelling and with neighbouring dwellings in the vicinity. The proposal would be visually obtrusive on the streetscape and would have a significant adverse visual impact, would be contrary to the 'RES' zoning objective for the area which seeks 'To protect and/or improve residential amenity', and would be contrary to proper planning and sustainable development of the area. The proposal would seriously injure the amenities of property in the vicinity and would contravene the guidance in the SDCC House Extension Design Guide and the provisions of the South Dublin County Council Development Plan 2016-2022.

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REG. REF. SD21B/0347

LOCATION: 432A, Orwell Park Green, Dublin 6W

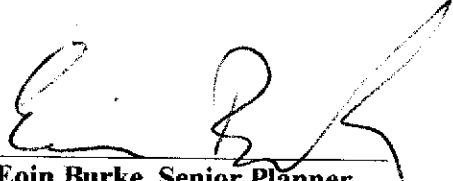
jjohnston

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:

16/12/21



Eoin Burke, Senior Planner