

Comhairle Chontae Atha Cliath Theas

PR/1621/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0559 **Application Date:** 02-Nov-2021
Submission Type: New Application **Registration Date:** 02-Nov-2021

Correspondence Name and Address: PFR Architectural Services Ltd. 8, Marlborough Park,
Glenageary, Co. Dublin

Proposed Development: 2 storey extension to rear of existing dwelling with
kitchen and living area on ground floor; 2 bedrooms,
en-suite bathroom and family bathroom on first floor.

Location: 44, College Park, Dublin 6w

Applicant Name: John & Amy Cannon

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.35 Hectares.

Site Description

The application site consists of a two storey, dormer style semi-detached house that is located in College Park in Terenure, an established residential area.

The existing dwelling on the subject site has previously been extended by means of a single storey rear extension and front and rear dormer windows. The area is predominantly residential in nature, with a prevalence of dwellings of a similar size and scale.

Site visited

23rd November 2021.

Proposal

Permission is sought for the following:

- A two-storey rear extension to the rear of the existing dwelling which projects approximately 5m out from the rear elevation, with a height of 7m and a width of 7.5m. The extension will result in an additional 47.23sq.m gross floor area and an enlarged kitchen/living/dining area at ground floor level and 2 bedrooms (one of which is ensuite) and a separate bathroom at first floor level.
- The removal of an existing single storey rear extension and rear dormer window to facilitate the proposed development.

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- The proposed development includes elevational amendments comprised of a rooflight in the side (north east) elevation, 5.5m wide bifold doors at ground floor level providing access to the rear garden and 2 windows at first floor level of the rear elevation. No amendments are proposed to the front elevation.
- All ancillary 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.

SEA Sensitivity Screening

No overlap indicated with SEA layers.

Consultations

Drainage and Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Submissions/Observations /Representations

Submission expiry date: 6th December 2021.

One submission was received, the content of which can be summarised as follows:

- The current application is substantially similar to that which was refused permission under SD21B/0122.
- Proposed development will be overbearing and visually oppressive.
- Significant potential for loss of daylight amenity for adjacent properties.

The concerns raised in the submission shall be addressed in the Assessment section of this Report.

Relevant Planning History

Subject Site

SD21B/0122

A 2 storey extension to the rear comprised of a Kitchen & living area extension on the ground floor, two bedrooms (one en-suite) and a separate shower room on the first floor. The proposed extension has a Gross Floor Area of 167sq m. **SDCC Decision: Permission Refused.** The decision of the

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Planning Authority was subject to a First Party Appeal to An Bord Pleanála (ABP Ref. 310341-21).
ABP Decision: Refuse Permission.

SD16B/0268

Create an enlarged bedroom 2, with new window to the front facing elevation. **Permission Granted.**

Neighbouring Sites

SD21B/0274 – No. 42 College Park, Terenure, Dublin 6W

Two storey extension to rear of existing dwelling; interior modifications and construction of new front porch; associated site works. **Permission Granted.**

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 2.4.1 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.

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:

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;*

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- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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.*

Relevant Government Guidelines

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

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 concern the following:

- Zoning and Council policy
- Previous Reasons for Refusal
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

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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.

Previous Reasons for Refusal

As noted in the Planning History Section of this Report, permission was previously refused for a 2 storey extension to the rear of the existing dwelling (SD21B/0122). The Planning Authority cited the following reasons for refusal:

- *'The proposed two storey rear extension, by reason of its excessive depth and height would result in a visually obtrusive, overly dominant and incongruous structure in the context of the site and surrounding area. In addition to this, the excessive depth and height of the proposed extension, located directly on a shared neighbouring boundary and adjacent to rear private amenity space and habitable room windows, would result in an overbearing feature, loss of light and overshadowing to the detriment of the amenity of neighbouring residents. The proposed development would seriously injure the amenities of property in the vicinity and would be contrary to the RES zoning objective which seeks to protect and/or improve Residential Amenity, policy H18 of the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.'*
- *'The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential and visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.'*

The decision of the Planning Authority was subject to a First Party Appeal to An Bord Pleanála (ABP Ref. 310341-21). The Board ultimately decided to uphold the decision of the Planning Authority and Refuse Permission for the proposed development, citing the following reasons:

'The Board considered that by reason of height and depth of the proposed extension on the party boundary with number 42 College Park, and its proximity to number 46 College Park, the proposed development would give rise to excessive overshadowing and overbearance relative to those adjoining properties. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and be contrary to the proper planning and sustainable development of the area.'

The extension previously refused permission under SD21B/0122 was located directly on the boundary with No. 42 College Park and extend outwards by a depth of 5.4m at both ground and first

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floor levels from the rear elevation, with a width of 7.7m, a maximum height of 7m and a resultant additional gross floor area of 167.34sq m.

The proposed extension of this Planning Application projects approximately 5m out from the rear elevation, with a height of 7m and a width of 7.5m. The extension will result in an additional 47.23sq m gross floor area.

Although the gross floor area of the proposed extension has been significantly reduced, it is noted that at ground floor level the depth has only been reduced by 0.4m and the width has been reduced by 0.2m. The most significant changes to the proposal previously refused under SD21B/0122 is at first floor level where the depth of the extension has reduced from 5.4m to 3.2m. It is noted that the maximum overall height of the proposal remains the same (7m).

The Planning Authority considers that, despite the reduction in the scale of the proposed extension, there remains potential to adversely impact the amenity of No. 46 College Park. As such the Planning Authority considers that the proposed development of this Planning Application does not successfully address the reasons for refusal of SD21B/0122/ABP Ref. 310341-21. A re-design, reducing the height and width of the proposed extension at first floor level, is required to reduce the potential for adverse impact to adjacent properties. The Planning Authority is satisfied this can be achieved by way of ADDITIONAL INFORMATION.

Residential and Visual Amenity

The application proposes a two-storey rear extension that would replace an existing single storey rear extension and rear dormer window. The proposed extension would extend outwards from the ridgeline of the roof and then beyond the original rear elevation of the house by approximately 5m at ground floor level and 3.2m at first floor level.

With regard to residential amenity, the extension would be appropriately set back from the boundary with No. 46 College Park, however the extension would directly adjoin the party boundary with No.42. As the proposed extension would be constructed directly on the shared boundary, extend outwards by a depth of 5.4m at ground and 3.3m at first floor levels from the rear elevation of the neighbouring property and have a maximum height of 7m. The structure would be located directly beside private amenity space and habitable room windows of No. 42 College Park.

The SDCC House Extension Design Guide sets out a number of key points to address in terms of the design of rear extensions. Most notably these concern the potential for an overbearing impact, the loss of daylight and overshadowing. The guide states that extensions should be located, particularly if higher than one storey, away from neighbouring boundaries and that as a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved. The proposal would fail to meet this guidance and there are concerns that due to the

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excessive depth and height proposed directly on the boundary that there would be a detrimental impact on the amenity of the neighbouring residents.

Concerns also arise regarding the visual dominance of the proposed extension to the rear of the property and would be visible from the surrounding area, in particular from College Crescent, when approaching from the north-east. A reduction in the proposed height of the extension to below the ridge line of the existing dwelling may reduce the potential visual dominance of the proposal.

It is noted that a first-floor dormer style extension was granted permission in No.42 and that there is a two-storey rear extension to the west of the application site in No.46, although there does not appear to be any record of planning permission for this structure. Whilst the surrounding receiving context may be evolving, this does not permit the Applicant to adversely impact on the amenity of surrounding properties. It is considered that the Planning Authority's concerns regarding the impact on residential and visual amenity would warrant a reduction in the height and width of the proposed extension at first floor level. This can be achieved by way of ADDITIONAL INFORMATION.

Services, Drainage and the Environment

Water Services and Irish Water have assessed the proposal and have no objections, subject to conditions.

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.

Conclusion

The proposed 2 storey rear extensions of the existing residential dwelling is considered to be acceptable in principle. However, although the proposed development will not significantly alter the character of the surrounding streetscape, concerns do arise in relation to the potential adverse impact on adjacent properties. In particular, a concern arises that the proposed development may result in overbearing, overlooking and overshadowing to No. 42 College Park. The Planning Authority considers that these concerns can be addressed by way of ADDITIONAL INFORMATION, in the form of a re-design of the proposed extension at first floor level, reducing the height and width.

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Recommendation

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

1. The Planning Authority considers that the excessive depth and height of the proposed extension, located directly on a shared neighbouring boundary and adjacent to rear private amenity space and habitable room windows, has the potential to result in overbearance, loss of light and overshadowing to adjacent properties. The Applicant is therefore requested to re-design the proposed extension, reducing the height and width having regard to the South Dublin House Extension Design Guide (2010) which states that extensions higher than one storey should be located away from neighbouring boundaries and that as a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved. The applicant is requested to submit revised floor plans, elevations, sections and contiguous elevations of the revised design.

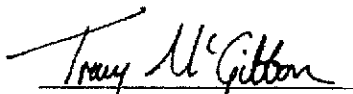
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REG. REF. SD21B/0559

LOCATION: 44, College Park, Dublin 6w

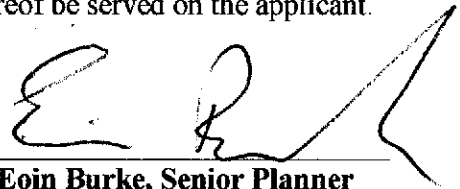


**Tracy McGibbon,
A/Senior Executive Planner**

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:

16/12/21



Eoin Burke, Senior Planner