

# Comhairle Chontae Atha Cliath Theas

**PR/1632/21**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD21B/0551      **Application Date:** 29-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 29-Oct-2021

**Correspondence Name and Address:** André Negri, Studio Negri 71, Greentrees Road,  
Terenure, Dublin 12

**Proposed Development:** Replace single storey front rooms & entrance porch  
with new facebrick single storey rooms with  
rooflights; new position for main entrance; new opens  
to front ground and first floor; replacement of all other  
windows and solar panels to front roof.

**Location:** 53, Monastery Walk, Dublin 22

**Applicant Name:** Michelle Griffin & Fred Trenaman

**Application Type:** Permission

### **Description of Site and Surroundings**

#### Site Area

0.086 Ha.

**NB:** The site area is incorrectly stated in Application Form as 0.86 Ha, however the correct area appears to be noted in square metres i.e. 868sq m.

#### Site Visit

30<sup>th</sup> November 2021.

#### Site Description:

The site is located on the eastern side of Monastery Walk within the established Monastery residential estate to the west of Clondalkin Village.

The site contains a two-storey detached dwelling, which has been subject to a number of modifications. There is an area of hard surfacing to the front of the dwelling which appears to be a shared driveway with No. 51 Monastery Walk. There are a number of structures located in the rear garden of the dwelling, including a pool house, an atrium connecting the existing dwelling and pool house, 2 conservatory/glasshouse type structures adjacent to the northern boundary and a large single storey structure adjacent to the eastern boundary with Nos. 13 and 15 Woodford Road. It is unclear whether these structures are permitted or unauthorised.

The streetscape in the vicinity is generally characterised by detached houses of similar form and appearance.

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#### Proposal

The proposed development comprises the following:

- Removal of the single storey front extension and entrance porch and the provision of a new single storey extension projecting approximately 3.4m out from the front elevation of the existing dwelling, spanning the full width of the dwelling (approximately 9.6m) and with a height of 3.3m. The proposed extension will result in the following amendments to the front (western) elevation:
  - The relocation of the main entrance door to the centre of the front elevation.
  - The creation of a new entrance door in the northernmost edge of the front elevation (directly adjoining No. 55 Monastery Walk).
  - New window opens at ground and first floor level of the front elevation.
  - The installation of solar panels and 1 rooflight on the western facing pitch of the dwelling's roof.
- Amendments to the remaining elevations comprised of:
  - Removal of the glazed roofing at the eastern elevation and provision of tiled roof with a rooflight and installation of floor to ceiling glazing spanning the width of the elevation.
  - Removal of the large first floor window of the southern elevation.
  - No amendments are proposed to the northern elevation.
- Demolition of the structure to the rear of the existing dwelling, labelled as 'Atrium'.
- The provision of 4 rooflights in the flat roof portion of the proposed front extension, the provision of 1 rooflight in the single storey flat roof portion of the rear elevation and 1 rooflight in the corridor connecting the main dwelling and the pool room.
- All associated site works above and below ground.

#### SEA Sensitivity

No overlap indicated with the relevant environmental layers.

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### **Zoning**

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

### **Submissions/Observations /Representations**

Final date for submissions 3<sup>rd</sup> December 2021. None received.

### **Consultations**

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

Irish Water: No objection, subject to conditions.

### **Relevant Planning History**

#### **Subject site**

None recorded for the subject site.

#### **Neighbouring sites**

**SD20B/0437** – No. 30 Monastery Walk, Dublin 22

New single storey extension with pitched roof to the front of existing house, new house entrance and all associated site development works; alterations to elevations and internal layout; construction of a new single storey garage with two roof light to the front and side of existing house. **Grant Permission, subject to conditions.**

### **Recent Relevant Enforcement History**

#### **Subject site**

**S6224** - Erection of large structure to the rear of above property allegedly without the benefit of Planning Permission. **File Closed.** Stated reason for closure: Exempted development.

**S3109** (Nos. 51 and 53 Monastery Walk) – Alleged overdevelopment of the property which began in 1970. **File Closed.**

### **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.*

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#### *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).*

#### *Section 11.3.1 Residential*

##### *Section 11.3.1 (iv) Dwelling Standards*

##### *Section 11.3.1 (v) Privacy*

##### *Section 11.3.3(i) Additional Accommodation - Extensions.*

##### *Section 11.7.1 Energy Performance in Existing 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, 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;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

#### 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.*

#### 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.*

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- *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.*

#### **Relevant Government Guidelines**

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

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

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).*

*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, (2008).*

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

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#### **Planning Note**

There are a number of deficiencies in the drawings provided which render it difficult to carry out a complete assessment of the proposed development:

- Application Form – The site area is incorrectly stated as 0.86 Ha, however the correct area appears to be noted in square metres i.e. 868sq m.
- Statutory Notices – The proposed front extension appears to include the relocation of the principal entrance to the centre of the front (western) elevation and the creation of a new entrance at the northern edge of the front elevation (directly adjoining the boundary with No. 55 Monastery Walk). This new entrance is not referenced in the Statutory Notices.
- Site Layout Plan – Levels/contours must be shown on the Site Layout Plan. The vehicular entrance arrangements for the subject site should be clearly and accurately shown. All existing and proposed structures should be shown and clearly annotated, with distances to boundaries and adjacent properties also annotated. For example, the satellite imagery of the subject site shows a number of structures located in the rear garden. However, these structures do not appear to be accurately shown on the Existing Site Layout Plan. In this regard clarification is required from the Applicant as to what structures exist on site.
- Existing Elevations – There is an existing chimney flue rising from the western pitch of the existing dwelling's roof, on the party boundary with No. 51 Monastery Walk. The chimney is annotated as 'Metal Gas Outlet'. This is not shown in the Proposed Elevations drawing. No reference is made to the chimney in the description of development. Clarification is required as to whether it is intended to remove this chimney.
- Proposed Elevations – The proposed arrangement for the portion of the western elevation at first floor level adjoining No. 51 Monastery Walk is unclear from the drawings provided. The existing elevation appears to show a dormer room above the first floor window but this appears to be removed in the Proposed Elevations drawing. It is unclear what type of roof is proposed over this window.
- Existing Pool Room – Drawings are provided of an existing pool room situated in the rear garden. However, no proposed drawings are provided and no reference is made to the pool room in the description of development. It is unclear whether permission exists for the pool room and if any changes are proposed in this Planning Application.

The above deficiencies will need to be addressed to facilitate a complete and accurate assessment of the proposed development. The Planning Authority is satisfied that this can be addressed by way of ADDITIONAL INFORMATION.

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#### Assessment

The main issues for assessment relate to:

- Zoning and Council policy.
- Residential and Visual Amenity.
- Services, Drainage and the Environment.
- Appropriate Assessment.
- Environmental Impact Assessment.

#### *Zoning and Council policy*

The site is located in an area with zoning objective 'RES', '*To protect and/or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan regarding extensions (not including design which is addressed within the 'residential and visual amenity' section of the report).

Having regard to the content of the South Dublin House Extension Design Guide (2010) the Planning Authority is generally satisfied that the proposed extension is complementary to the main dwelling and represents a more appropriate design solution than the current visually incongruous front elevation. Whilst the extension spans the width of the dwelling, it complements the dwelling rather than dominating the appearance of the house.

Some concerns arise in relation to the design of the proposed extension, these are discussed further in *Residential and Visual Amenity* section of this Report.

#### *Residential and Visual Amenity*

##### Proposed Single Storey Extension to the Front

The proposed development is comprised of the removal of the single storey front extension and entrance porch and the provision of a new single storey extension projecting approximately 3.4m out from the front elevation of the existing dwelling, spanning the full width of the dwelling (approximately 9.6m) and with a height of 3.3m.

The Planning Authority welcomes the proposed extension, owing to the visually incongruous appearance of the existing front elevation. However, there are a number of concerns with the proposed design which can be addressed by way of ADDITIONAL INFORMATION:

- The proposed development includes the relocation of the principal entrance door to the centre of the front elevation. However, it also proposed to provide an additional entrance door adjacent to the boundary with No. 55 Monastery Park. No rationale or justification for this second entrance has been provided by the Applicant. The Planning Authority considers that one entrance should suffice for the dwelling and a window may be more appropriate in

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this location. The Applicant should either re-design this portion of the front elevation or provide a rationale/justification for this second entrance.

- The proposed development includes a large aluminium window adjacent to the party boundary with No. 52 Monastery Walk. The Proposed Elevation drawing does not clearly show the proposed roof arrangement above this window. In this regard the Applicant should provide clarification on the proposed roof arrangement in this location.
- Having regard to the content of the South Dublin House Extension Design Guide (2010), the Planning Authority has concerns regarding the proposed flat roof profile of the extension. In this regard, the House Extension Design Guide states that proposed front extensions should:

*'Reflect the roof shape and slope of the main house.'*

The Planning Authority considers that the proposed flat roof profile of the extension does not reflect the pitched roof profile of the main dwelling. In this regard, the Applicant should consider the addition of a small pitched roof to the extension.

- It is noted that the House Extension Design Guide (2010), the Planning Authority has concerns regarding to the projection of the proposed extension out from the elevation of the existing dwelling. The House Extension Design Guide (2010) notes:

*'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.'*

The Planning Authority welcomes that the proposed extension will result in a greater uniformity in the building line with No. 51 Monastery Walk, when compared to the existing arrangement. However, it would appear that the proposed extension would project approximately an additional 0.5m out beyond the front elevation of No. 55 Monastery Walk when compared with the existing arrangement. Concerns arise that the proposed extension may impact on the daylight and sunlight amenity of the ground floor rooms to the front of No. 55 Monastery Walk. Whilst the Planning Authority acknowledges that the existing arrangement also projects significantly from the front elevation of the dwelling, the proposed development would appear to extend a further 0.5m out from the elevation of the existing dwelling. In this regard, the Applicant should consider a re-design of the proposed front elevation to reduce the potential impact to adjacent properties.

The proposed structure, design and height is generally acceptable and is unlikely to give rise to undue overlooking, overshadowing or negative visual impact. The Planning Authority is satisfied that owing to the size and scale of the proposed structure it will not have an adverse impact on the



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visual and residential amenity of adjacent properties, subject to modifications. Concerns arise in relation to the design of the proposed front extension. The Planning Authority is satisfied that these concerns can be addressed by way of ADDITIONAL INFORMATION.

### Elevational and Roof Profile Amendments

The proposed development also includes the installation of solar panels on the western pitch of the existing roof profile and the replacement of the existing rooflight. The Planning Authority considers that these amendments to the roof profile will not significantly impact the residential and visual amenity of the streetscape.

### Demolition of Atrium

The Planning Authority welcomes the demolition of the atrium in the rear garden, which connects the existing dwelling and the 'pool room'. However, concerns arise in relation to the remaining structures located in the rear garden. In particular, it is noted that there are a number of structures located directly adjacent to the northern and eastern boundaries of the subject site and within the boundary of the site. It is unclear whether these structures benefit from Planning Permission and what their functions are. In this regard, the Applicant should provide further detail, including floor plans and elevational plans in relation to these structures and their assigned uses.

### ***Services, Drainage and the Environment***

The reports received from SDCC's Drainage and Water Services Section and Irish Water indicate no objection to the proposed development, subject to conditions.

### ***Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

### ***Environmental Impact Assessment***

Having regard to the modest nature of the proposed development (extension to existing dwelling), 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 extension to the front of the existing residential dwelling, solar panels at roof level and elevational amendments are considered to be acceptable in principle. However, the Planning Authority has minor concerns regarding the design of the proposed development. Furthermore,

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clarification is required in relation to the existing structures on the subject site and the extent of the proposed development. The Planning Authority considers that these concerns can be addressed by way of ADDITIONAL INFORMATION.

### **Recommendation**

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

1. Having regard to the content of the South Dublin House Extension Design Guide and the potential impact on the residential and visual amenity of surrounding properties, the applicant is requested to re-design the proposed front elevation. In particular the applicant is requested to:
  - either re-design the front elevation of the proposed extension to remove the second entrance or to provide a rationale/justification for this second entrance.
  - provide clarification on the proposed roof arrangement above the large aluminium window proposed in the front elevation adjacent to the party boundary with No. 51 Monastery Walk.
  - re-design the roof profile of the proposed front extension to complement the existing roof profile of the dwelling.
  - re-design the proposed front elevation to reduce the potential impact to adjacent properties, namely No. 51 Monastery Walk.
2. The Applicant is requested to:
  - (a) provide details of all existing structures on the subject site, including the assigned use of each structure and whether or not appropriate planning permission was obtained prior to their construction.
  - (b) provide floor plans and elevational plans in relation to all structures constructed within the boundary of the property.
3. The applicant is requested to review the deficiencies in the documents and drawings provided and, where necessary, provide amended documents and drawings. In particular, the applicant is requested to review the following:
  - Application Form – The site area is stated as 0.86 Ha. Please confirm if the site is 0.86 or 0.0868.
  - Site Layout Plan – Levels/contours must be shown on the Site Layout Plan. The vehicular entrance arrangements for the subject site should be clearly and accurately shown. All existing and proposed structures should be shown and clearly annotated, with distances to boundaries and adjacent properties also annotated. For example, the satellite imagery of the subject site shows a number of structures located in the rear garden. However, these structures do not appear to be accurately shown on the Existing Site Layout Plan. In this regard clarification is required from the Applicant as to what structures exist on site.

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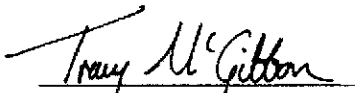
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**REG. REF. SD21B/0551**

**LOCATION: 53, Monastery Walk, Dublin 22**



**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:**

18/12/21



**Eoin Burke, Senior Planner**