

Comhairle Chontae Atha Cliath Theas

PR/1633/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0294 **Application Date:** 27-Oct-2021

Submission Type: New Application **Registration Date:** 27-Oct-2021

Correspondence Name and Address: Dáire Nolan, iStruct Consulting Engineers 16,
Oakcourt Park, Palmerstown, Dublin 20

Proposed Development: Demolition of existing single storey garage wing;
construction of a new house, No.1A adjoining the
existing house with the addition of a rear extension and
internal layout changes to No.1, along with an
additional front driveway entrance and all associated
site works.

Location: 1, Birchview Drive, Dublin 24

Applicant Name: Romaine Nolan

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

The subject site is located on the corner of Treepark Road and Birchview Drive. The site adjoins residential development to the rear and there is a national school campus north of Tree Park Road.

The existing house is a 2-storey, detached house with pitched roof and a single-storey flat-roofed attached garage to side. The detached house is not typical of the area, in which semi-detached houses predominate. The material treatment is somewhat typical of the area, with red brick at ground floor level and a stone grey render treatment starting immediately above the ground floor window and door.

Site Area: 0.0458 Ha.

Site Visit: 15/12/2021

Proposal:

Demolition of existing single storey garage wing; **construction of a new house**, No.1A adjoining the existing house with the addition of a rear extension and internal layout changes to No.1, along with an additional front driveway entrance and all associated site works.

Zoning

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

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Screening for Strategic Environmental Assessment

No overlap with the relevant environmental layers.

Consultations:

Environmental Services:

- Surface Water Requests Additional Information.
- Flood Risk No objection, subject to conditions.

Irish Water Requests Additional Information.

Roads Requests Additional Information.

Public Realm Department No objection, subject to conditions.

Submissions/Observations /Representations

None.

Relevant Planning History

None.

Relevant Enforcement History

None.

Pre-Planning Consultation

Ref. PP09/21

Relevant Policy in South Dublin County Development Plan (2016-2022)

Chapter 1 Core Strategy

Policy CS1 Objective 1

Policy CS2 Objective 5

Chapter 2 Housing

Section 2.4.0 Residential Consolidation

Policy H17 Residential Consolidation

Chapter 11 Implementation

Section 11.3.0 Residential

Section 11.3.2 Residential Consolidation

1. Infill Sites

Development on infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites

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of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.

- Significant site features, such as boundary treatment, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).
- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.

(ii) Corner/Side Garden Sites

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

Section 11.6.1 (i) Flood Risk Assessment

Section 11.8.0 Environmental Assessment

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Relevant Government Policy Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions

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- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy
- Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Overcoming reasons for refusal;
- Visual impact;
- Residential amenity;
- Access, Transport and Parking
- Water services;
- Environmental impact assessment;
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. Infill residential development is permissible in principle under this zoning objective, subject to the criteria laid down in Chapter 11 of the South Dublin County Development Plan 2016 - 2022. Development on corner garden sites is guided by section 11.3.2 (ii) of the Plan.

Visual Impact

The proposed development would be a semi-detached 3-bed house adjoining the existing house, and replacing the side garage (to be demolished), with forward projection at ground floor level, and also a single-storey rear return. The roof profile is to be a pitched roof to match the existing, except at the side where a 2-storey element is proposed to have a flat roof (this is necessary as the side of the house steps out). The existing house is also proposed to be provided with a rear extension and front extension to match. The single-storey elements (front and back) are proposed with lean-to pitched and pitched roofs, respectively.

To the side boundary, the garden wall is proposed to be supplemented with timber panelling to a height which appears to be 3 metres in total. This is presumably due to the differences of levels on the site, with the street along Treepark Road being below the highest level of the rear garden.

The house would mostly fit in with the development when viewed from the front, and would not encroach upon the privacy and/or access to light of any adjoining dwellings.

The SDCC House Extension Design Guide advises against 2-storey flat-roofed extensions except where there are good design reasons for using a flat roof. Given that the proposed two storey side extension to the new dwelling would be relatively narrow and finished in brick it is considered to be visually acceptable.

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Furthermore, save for the bathroom there is no fenestration at first floor on the flank elevation of the new dwelling and therefore no surveillance at this corner site. **Further information** should be sought on this.

The fence panelling to the side garden wall would similarly detract from the character of the area, and would create an overbearing wall along this stretch of Treepark Road. It would be favourable for another solution to be implemented, i.e., the raising of the wall only as necessary to achieve 2 metres in height above ground, thus protecting privacy.

Both of the above solutions could be provided by way of a **condition** of permission, but, as there are other issues with the development, the applicant should be requested to provide these changes as **additional information**.

Residential Amenity

The applicant has not provided clear information on the size of the proposed dwelling, but it appears to be approx. 125sq.m. and therefore meets the minimum standards for a 3-bed house, under the 2007 guidelines. The smallest bedroom seems to fall short of these standards, and the applicant could be asked to clarify this by **additional information** (noting that there are other issues with the development).

Public Realm

The Public Realm Department has provided no comment. It is proposed to introduce another vehicular entrance to the front of the development, but no street trees are located here and only a section of grass verge would be lost.

Private Amenity Space

The applicant has not illustrated the size of the rear amenity space for both the existing and proposed house, and should do so by way of **additional information**.

Access, Transport and Parking

The Roads Department has stated no objection to the new vehicular access and parking arrangements, subject to standard conditions regarding wall height, access width, gates, and the dishing of the kerb. The report also includes a recommendation that all vehicles should exit the site in forward gear – this is not enforceable and should not be included as a condition.

Water

Both Irish Water and the Environmental Services Department has recommended a request for additional information. Irish Water states the following:

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“Further Information Required.

1 Water

1.1 Submit a pre connection enquiry with Irish Water for proposed development.

1.2 Obtain a letter of Confirmation of feasibility from Irish Water for Proposed Development and submit same to the planning authority.

1.3 Submit a drawing showing the watermain layout of proposed development up to the point of connection to the public watermain.

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

2 Foul

2.1 There are too many right hand bends proposed in foul drain. These additional bends would greatly increase the risk of foul drain blockage which would adversely affect a number of houses upstream of site. Submit a revised drawing so that there are no additional right angle bends on foul drain. If proposed extension is proposed over existing foul drain then submit a drawing in plan and cross-sectional view showing proposed foul drain layout. Such a drawing shall show a manhole either side of extension on foul drain. The foul drain under extension shall be encased in 150mm concrete between manholes either side of proposed extension. There shall be suitable cover on foul drain as per Technical Guidance Document Part H of Building Regulations. The cover and invert levels and diameter of proposed/existing foul drain shall also be shown on drawing.

2.2 Submit a pre-connection enquiry with Irish Water for proposed development.

2.3 Obtain a letter of Confirmation of feasibility from Irish Water for Proposed Development and submit same to the planning authority.

- Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

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

It is considered reasonable to seek **additional information** in relation to the foul sewer and watermain layout. A connection agreement following planning permission will provide a similar basis for application as a pre-connection enquiry and, given that this is infill development of one unit in a serviced area, it is not considered necessary to require the applicant to engage with Irish Water at this stage.

In relation to surface water and flood risk, the Environmental Services Department has stated the following:

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“1.1 South Dublin County Council records show that there is an existing 300mm public surface water sewer to the front of the site. The applicant is required to submit a drawing in plan and cross-sectional view showing the distance between the proposed extensions and the existing 300mm surface water sewer. The drawings shall also show the invert levels of the existing 300 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer of this size.

1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed SuDS features for the development. Some examples of SuDS are listed below:

- i) Water butts.
- ii) Permeable paving.
- iii) Green roofs.
- iv) Grasscrete.
- v) Rain gardens
- vi) or other such SuDS”

It is reasonable to request additional information on both of the above grounds.

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.

Other Considerations

Development Contributions

This is an application for:

(A) 3-bedroom house (No. 1A) of approx. 125sq.m.

(B) Front and rear extensions to an existing house (No. 1), totalling approx. 26.5sq.m.
Demolition of existing garage (assumed to be original): 23.9sq.m

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Assessable Area, minus 40sq.m entitlement for domestic extensions: Nil

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential	151.5
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0458

Conclusion

The proposed development is acceptable in principle, subject to some minor modifications. There are issues relating to drainage layout that it would be appropriate to deal with by way of additional information, along with those other issues that it would otherwise be acceptable to deal with by condition.

Recommendation

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

1. (a) South Dublin County Council records show that there is an existing 300mm public surface water sewer to the front of the site. The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between the proposed extensions and the existing 300mm surface water sewer. The drawings shall also show the invert levels of the existing 300 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer of this size.
 - (1) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed SuDS features for the development. Some examples of SuDS are listed below:
 - (i) Water butts.
 - (ii) Permeable paving.
 - (iii) Green roofs.
 - (iv) Grasscrete.
 - (v) Rain gardens
 - (vi) or other such SuDS.
2. (a) The applicant is requested to submit a drawing showing the watermain layout of proposed development up to the point of connection to the public watermain.
 - (b) There are too many right hand bends proposed in foul drain. These additional bends

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would greatly increase the risk of foul drain blockage which would adversely affect a number of houses upstream of site. The applicant is requested to submit a revised drawing so that there are no additional right angle bends on foul drain. If proposed extension is proposed over existing foul drain then submit a drawing in plan and cross-sectional view showing proposed foul drain layout. Such a drawing shall show a manhole either side of extension on foul drain. The foul drain under extension shall be encased in 150mm concrete between manholes either side of proposed extension. There shall be suitable cover on foul drain as per Technical Guidance Document Part H of Building Regulations. The cover and invert levels and diameter of proposed/existing foul drain should also be shown on drawing.

3. The applicant is requested to provide first floor windows to habitable rooms in the flank elevation of the new dwelling in order to provide passive surveillance.
4. The fence panelling to the side garden wall would similarly detract from the character of the area, and would create an overbearing wall along this stretch of Treepark Road. It would be favourable for another solution to be implemented, i.e. the raising of the wall only as necessary to achieve 2 metres in height above ground, thus protecting privacy. The applicant is requested to supply revised plans.
5. (a) The applicant has not provided clear information on the size of the proposed dwelling, but it appears to be approx. 125sq.m. and therefore meets the minimum standards for a 3-bed house, under the 2007 guidelines. The smallest bedroom seems to fall short of these standards, and the applicant could be asked to clarify this by additional information (noting that there are other issues with the development).
(b) The applicant has not illustrated the size of the rear amenity space for both the existing and proposed house, and should do so by way of additional information.

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REG. REF. SD21A/0294

LOCATION: 1, Birchview Drive, Dublin 24

jjohnston

Jim Johnston,
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: 17/12/21



Eoin Burke, Senior Planner