

Comhairle Chontae Atha Cliath Theas

PR/1646/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0548 **Application Date:** 28-Oct-2021
Submission Type: New Application **Registration Date:** 28-Oct-2021

Correspondence Name and Address: Anita & Frank Moles 19, Knockmeenagh Road,
Dublin 22

Proposed Development: Construction of a single storey timber framed building
to the rear and associated site works.

Location: 19, Knockmeenagh Road, Dublin 22

Applicant Name: Anita & Frank Moles

Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.00457 Ha.

Site Visit

30th November

Site Description:

The subject site is located within an established residential area on the southern side of Knockmeenagh Road, Clondalkin. The site contains a semi-detached two storey dwelling with hipped roof and single storey flat roof garage to the side. The southern side of Knockmeenagh Road and surrounding streetscape is generally characterised by dwellings of similar form and appearance, a number of which have been extended and subject to modification.

Proposal:

The proposed development comprises the following:

- Provision of a new single storey habitable structure in the rear garden adjacent to the eastern boundary with No. 12 Newlands Park. The structure, which has a proposed gross floor area of 36.8sq.m and a maximum overall height of 2.98m, is described in the statutory notices as 'single storey timber framed building'. No reference is made to the structure being habitable.
- 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 1st December 2021.

None received.

Consultations

Drainage and Water Services Department: Additional Information required.

Irish Water: Additional Information required.

Relevant Planning History

Subject site

SD20B/0146 - No.19 Knockmeenagh Road, Dublin 22.

Permission Granted for a single storey extension to rear; conversion of garage area to playroom; conversion of existing attic space to home office/cinema/storage with dormer type window to the rear; new first floor extension over converted garage to the side; internal modifications and associated site works.

Adjacent sites

SD21B/0463 - 25, Knockmeenagh Road, Dublin 22

Retention Permission Granted for a garage conversion to front side and rear of existing house being 22sq.m; retention for single storey shed to rear garden for playroom/storage use and all associated site works.

SD20B/0304 - 24, Knockmeenagh Road, Dublin 22

Retention Permission Granted for a concrete shed base and permission for the construction of a detached shed building to sit on the already constructed concrete shed base and all necessary ancillary site development works to facilitate this development.

SD16B/0095 – No. 23 Knockmeenagh Road, Dublin 22.

Permission Granted for ground floor front extension with 2 bay windows and pitched roof over; ground floor side extension with pitched roof over; single storey rear extension with pitched roof over.

Recent Relevant Enforcement History

None recorded for subject site

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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.

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

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).

Planning Note

There are a number of deficiencies in the drawings provided by the Applicant:

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1. Statutory Notices - No reference is made in the Statutory Notices to the proposed structure being a temporary habitable dwelling in the rear garden.
2. The Site Layout Plan does not accurately depict the proposed structure within the site and the dimensions as indicated in the floor plans.
3. Existing ground levels and finished floor levels do not appear to have been provided.
4. It is noted that the floor plans and elevations do not include a north point or annotation of their orientation.
5. The floor plans do not correlate with the elevations, for example the exact location of doors and windows.
6. No foul water or surface water infrastructure is shown on the plans.

The above information should be requested by way of ADDITIONAL INFORMATION to facilitate a complete and accurate assessment of the proposed development. The applicant should note that Item 1 is deemed to be **significant** and would require new notices to be submitted.

Assessment

The main issues for assessment relate to Zoning and Council policy, and Residential and Visual Amenity.

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).

Residential and Visual Amenity

The proposed development includes the construction of a stated 36.8sq.m single storey timber framed structure. It is proposed that the new single storey structure will be utilised as a habitable structure, whilst the works previously permitted under SD20B/0146 are carried out, after which time the structure will be re-purposed as a home office/storage/garden shed unit. It is estimated by the Applicant that the structure will be utilised as a habitable space for approximately 6-8 months, whilst the construction works to the main dwelling are being undertaken. It is noted that the proposed structure is not referred to as a habitable dwelling in the Statutory Notices, as such the Applicant should re-advertise the proposed structure making reference to the temporary use. The

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Planning Authority is satisfied that this can be achieved by way of ADDITIONAL INFORMATION.

The proposed single storey structure is rectangular in shape with an approximate length of 8m and a width of 5m. The roof profile of the structure is pitched with a maximum ridge height of 2.98m.

The internal configuration of the structure is unclear, owing to deficiency of the information shown on the drawings provided. However, it appears that there will be one large room with a smaller room connected (presumably a toilet) and 2 smaller rooms. The Applicant should provide clearer floor plan drawings with internal dimensions and annotation of each room. The Planning Authority is satisfied that this can be achieved by way of ADDITIONAL INFORMATION.

The elevations of the proposed structure are comprised of 1 blank gable elevation, 1 gable elevation containing a centrally located entrance doorway, a side elevation containing 1 window and the remaining side elevation containing 2 windows. The applicant should ensure that the elevations accurately reflect the design and layout of the proposed structure. The Planning Authority is satisfied that this can be achieved by way of ADDITIONAL INFORMATION.

The proposed structure, design and height is generally acceptable and is unlikely to give rise to undue overlooking, overshadowing or negative visual impact. However, owing to the deficiency in the drawings provided the internal layout, exact location and orientation of the proposed structure needs to be clarified along with the existing ground levels and the finished floor levels. The Planning Authority is satisfied that the ground levels and the finished floor levels, internal layout, exact location and orientation of the proposed structure can be clarified by way of ADDITIONAL INFORMATION.

The Planning Authority acknowledges that the structure is proposed for temporary habitable use only and that the house and structure will not be both occupied at the same time. This is considered necessary as no independent private amenity space is likely to be available.

Services, Drainage and the Environment

The reports received from SDCC's Drainage and Water Services Section and Irish Water have requested ADDITIONAL INFORMATION relating to the surface water drainage and foul water on site.

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.

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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

To facilitate a complete and accurate assessment of the proposed development **ADDITIONAL INFORMATION** is required in relation to the drainage infrastructure and the orientation and layout of the structure.

The Planning Authority has concerns in relation to the residential amenity of any occupants of the proposed structure.

Recommendation

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

1. The Planning Authority has noted a number of deficiencies in the drawings and information provided by the applicant. The applicant is requested to provide the following information:
 - (1) Statutory Notices - No reference is made in the Statutory Notices to the proposed structure being a temporary habitable dwelling in the rear garden.
 - (2) The Site Layout Plan does not accurately depict the proposed structure within the site and the dimensions as indicated in the floor plans.
 - (3) Existing ground levels and finished floor levels do not appear to have been provided.
 - (4) It is noted that the floor plans and elevations do not include a north point or annotation of their orientation.
 - (5) The floor plans do not correlate with the elevations, for example the exact location of doors and windows.
 - (6) No foul water or surface water infrastructure is shown on the plans.The above information should be provided by way of **ADDITIONAL INFORMATION** to facilitate a complete and accurate assessment of the proposed development. The applicant should note that Item 1 is deemed to be significant and would require new notices to be submitted.
2. The applicant has not provided sufficient information in relation to the proposed drainage infrastructure. As such, the applicant is requested to submit:
 - (i) a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall

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include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

(ii) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

3. (a) The Planning Authority acknowledges that the structure is proposed for temporary habitable use only whilst works are carried out to the house on site. In this context, the applicant is requested to outline if both structures will be used for independent residential use at the same time.

(b) The Planning Authority has significant concerns re. the level of residential amenity for occupants of the structure in terms of minimum dwelling sizes and open space requirements, particularly on a building site. Notwithstanding the proposed temporary use, the applicant is requested to demonstrate that the structure meets the residential standards in the South Dublin County Development Plan 2016-2022 and the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007)

This is considered necessary as no independent private amenity space is likely to be available.


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REG. REF. SD21B/0548

LOCATION: 19, Knockmeenagh Road, Dublin 22




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:

20/12/21



Eoin Burke, Senior Planner