

Comhairle Chontae Atha Cliath Theas

PR/1647/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0563 **Application Date:** 04-Nov-2021

Submission Type: New Application **Registration Date:** 04-Nov-2021

Correspondence Name and Address: Niall Jones and Associates Somerton, 15, Butterfield Crescent, Rathfarnham, Dublin 14

Proposed Development: Demolition of detached single storey flat roof garden room/utility/wc to rear and part single storey flat roof kitchen extension to rear (17.03sq.m); construction of new single storey pitched roof hall extension to front (5.06sq.m); realigning of floor, ceiling & window to front / North elevation within previously converted garage; construction of new single storey double pitched roof extension across rear with new 900mm wide entrance door & pitched roof over existing side extension (70.30sq.m); new attic conversion with new landing windows to side/east elevation and Velux roof windows to front; new zinc clad twin dormer roof to rear (26.00sq.m); widening of existing driveway entrance to 3.50m clear between gate piers to match existing; internal alterations and all associated site works.

Location: 69, Ballyroan Crescent, Dublin 16

Applicant Name: Fergus McCabe

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0538 hectares

Site Description:

The application site contains a two storey, semi-detached house, located on Ballyroan Crescent in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

6 December 2021

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Proposal:

Permission is sought for the following:

- Demolition of detached single storey flat roof rear garden room, utility and wc (11sq.m)
- Demolition of flat roof kitchen extension to rear (17.03sq.m)
- Construction of single storey hipped roof front extension (5sq.m)
- Realignment of floor, ceiling and window on north elevation of former garage
- Construction of single storey double pitched roof extension across rear elevation with door and pitched roof over existing side extension (67sq.m)
- Dormer window and attic conversion to bedroom and en-suite with window on side elevation and 3 rooflights on front roof slope (26 sq.m)

Zoning:

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

Consultations:

Roads - Further information recommended

Parks & Landscape Services - Further information recommended

Surface Water Drainage – Further information recommended

Irish Water – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 08/12/2021

No observations or submissions received.

Relevant Planning History

None recorded for subject site.

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

(i) Extensions

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

Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Make sure enough rear garden is retained*

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.*
- *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.*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements.*
- *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.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*

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- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimize the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

Attic Conversions and Dormer Windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*

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- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines*

Relevant Government Guidelines

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

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

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

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).

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
- Residential and Visual Amenity
- Roads and Public Realm
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

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Residential and Visual Amenity

The proposal is for demolition of existing rear extension, construction of a single storey rear extension, porch, attic conversion to bedroom and en-suite comprising two dormer windows to rear and two rooflights to front with window on side elevation and widening of existing driveway. No other alterations are noted from the drawings.

Rear extension

The rear extension would protrude 7.135m from the original rear building line of the house and would be approximately 67sq.m, almost double the existing ground floor area of the house. To facilitate the rear extension, existing outbuildings including a garden room and utility room would be demolished. The extension would be double pitched when viewed from the garden, with a double hipped roof connecting to the rear of the existing house. The extension would have a maximum height of 4.1m and would extend the full width of the property, directly abutting the west boundary and adjoining property, and with a gap of 0.8m – 1.8m to the east boundary. The original house is approximately 8.1m deep, meaning the proposed extension would almost double the depth of the house at ground floor level. As a general rule of thumb, rear extensions should not extend the depth of a property by more than 50% and it would be considered unacceptable to almost double the depth of a property. The adjoining property to the west has an extension protruding approximately 3.5m from the rear building line. The proposed extension would extend an additional 3.5m past this point, with a 3.3m parapet wall forming the boundary of the two properties at this point. Given the scale of the extension and the orientation of the properties, it is considered that impacts of overshadowing could be experienced by the neighbouring property and the extension is likely to have an overbearing impact, given its construction up to the boundary.

Based on the above, **further information** should be requested to reduce the depth of the rear extension so that it extends no more than 50% of the original depth of the house.

Front Porch and Fenestration Alterations

The front porch would extend approximately 2.2m from the original front building line of the house, 1.9m outset from the wall of the existing side extension. The porch would have a hipped roof, facilitating access from the side up a number of steps, with a large window on the front elevation. A driveway of approximately 6m in length would be retained. In addition to the new porch, the window to the existing side extension would be revised to better align with fenestration on the ground floor.

Based on the above the porch and fenestration alterations are considered acceptable.

Rear Dormers and Roof Profile

The two rear dormers would facilitate the conversion of attic storage space to a fifth bedroom with en-suite bathroom. The conversion would comprise two dormers to the rear and three rooflights on

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the front roof slope. It is noted from the section a floor to ceiling height of 2.4m is achieved. To be used as a habitable room all building regulations must be complied with.

There are no properties located to the rear of the dwelling and therefore there are no concerns of added overlooking or loss of privacy. The dormers would be set down from the ridgeline and up from the eaves. Therefore, the principle of the dormers and the attic conversion is acceptable.

The dormers would be flat roofed, with the eastern corner following the half-hipped roof profile, therefore extending past the intersection of the ridgeline and the slope of the hipped roof. To accommodate the attic conversion, the existing roof would be extended to form a half hip, with an extended window serving the stair access. The hipped roof over the existing side extension would be unaltered however it is noted that a chimney stack would be removed. The House Extension Design Guide states that an awkward join between rooflines of adjacent properties should be avoided. It is considered that the same principle applies to the roof profile of a house itself. In addition, the Guide states designs should '*avoid awkwardly shaped side extensions to houses with hipped roofs as this can result in a visually unbalanced appearance*'. The proposed roof arrangement is therefore considered disjointed, unbalanced and unacceptable in terms of visual amenity. The applicant should be requested to revise these proposals by **further information**. It should be noted by the applicant that dormer windows should not extend past the intersection of the ridgeline and hip of the roof, even if designed to account for this change in profile.

Public Realm

Public Realm has reviewed the application and has concerns about the proposed widening of the existing entrance.

An extract from the Public Realm report states:

1 Proposed Reduction of grass margin to facilitate a driving entrance expansion

The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate widening of an existing driving entrance. We believe this sets an unwanted precedent and grass margins should be retained where possible in the urban setting.

Grass margins in urban areas provide a full range of ecosystem services such as regulating the water cycle by promoting infiltration, thus facilitating regeneration of ground-water stocks and evapotranspiration. In addition, they mitigate the heat-island effect through transpiration and evaporation and provide cooler. Another important ecosystem service is habitat provision for some urban fauna species. Grass margins are very important as they allow space and a growing medium for trees to be planted.

2 Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during

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any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.

Notwithstanding the above, it is considered that subject to a replacement in a suitable location, the removal of the tree would be acceptable.

Roads

An extract from the Roads report states:

Applicant is requested to submit a proposal for the removal of tree in grass verge adjacent to the proposed vehicular access at the applicant's expense. Written agreement must be obtained from the South Dublin County Council Parks Department and submitted as additional information.

The submitted drawings are inconsistent and not entirely clear in the proposals relating to public realm impacts of the entrance widening. The proposed driveway entrance details plan indicates that a street tree will be removed however, this isn't clearly indicated on the elevations provided and has not been stated in the site notice. The drawings state this would be subject to a separate application to the Roads Department however, it is considered that the widening of the driveway cannot be assessed without full information regarding the protection of existing street trees. **Further information** in relation to the proposals for the removal and protection of the existing street trees should be sought along with revised proposals limiting the amount of grass verge to be removed.

The Roads Department has also requested **further information** as follows:

Applicant is requested to submit a revised site layout that shows the distance between the front steps of the proposed extension and the front boundary of the site (minimum 6.0m)

It is not considered necessary to request this information as it can be measured from drawings that the distance from the steps to the front boundary is approximately 6.6m. A **condition** should be attached to any grant requiring a distance of no less than 6m from the steps to the front boundary of the site, to ensure adequate space for vehicular parking.

Notwithstanding the above comments from Parks and Roads, it is considered that the entrance could be widened by extending the entrance eastwards rather than westwards. This would save the existing street tree and maintain on-street, car parking. **Further information should be sought on this.**

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Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **further information** be sought as follows:

- 1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.2 The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - i) At least 5m from any building, public sewer, road boundary or structure.*
 - ii) Generally, not within 3m of the boundary of the adjoining property.*
 - iii) Not in such a position that the ground below foundations is likely to be adversely affected.*
 - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - v) Where practical soakaways must include an overflow connection to the surface water drainage network.*
- 1.3 The applicant is required to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.*

It is considered that this **further information** should be requested to ensure the inclusion of sufficient SuDS features for the development.

Irish Water has reviewed the application and stated no objection 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.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that additional information should be sought in relation to the following:

- Reduce the depth of the rear extension to limit harmful overshadowing of neighbouring properties.
- Amend proposals for the roof to ensure seamless integration of the attic and first floor rooves.
- Amend dormer windows to ensure they do not extend past the intersection of the ridgeline and the hip of the roof.
- Revised vehicular entrance details.
- Submission of additional calculations and designs for Sustainable Urban Drainage Systems associated with the development.

Recommendation

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

1. The proposed rear extension of approximately 7.1m in depth, with a parapet wall 3.3m in height is considered excessive and there are concerns about the potential impact of the extension on the residential amenity of the adjoining property to the east. The applicant is requested to reduce the depth of the extension, having greater regard to the impact of any extension on the neighbouring dwelling.
2. The proposed alterations to the roof, creating a half-hip at attic level connecting awkwardly with a full hipped roof over the existing side extension is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals to ensure the seamless integration of the attic and first floor rooves. The applicant will submit revised plans, elevations and sections as necessary detailing these changes.
3. The dormer windows as proposed extend past the intersection of the ridgeline of the roof and the half-hip, this is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals, ensuring the dormer window does not extend past the intersection of the ridgeline and the hip of the roof slope.
4. The front elevation drawings show the easternmost pillar of the existing entrance to be some 1m from the common boundary with the attached site to the east. It is considered that the vehicular entrance could be widened by extending the entrance eastwards rather than westwards. This would save the existing street tree and maintain on street car parking. The applicant is requested to submit revised drawings accordingly.

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5. (A) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (B) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
- (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Where practical soakaways must include an overflow connection to the surface water drainage network.
- (C) The applicant is requested to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

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REG. REF. SD21B/0563


LOCATION: 69, Ballyroan Crescent, Dublin 16

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:

20/12/21


Eoin Burke, Senior Planner