



## Coughlan Consulting Engineering

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### Planning Report for Infill Dwelling at 16 Muckcross Green Perrystown, Dublin 12

#### 1.0 Introduction

This report sets out the planning rationale for the proposed development, including an assessment of the proposed development having regard to the South Dublin Development Plan 2016- 2022. It is submitted that the proposed development accords with the proper planning and sustainable development of the area. The development is also consistent with the recent and established pattern of infill dwellings approved by South Dublin County Council in the vicinity of the subject site.

#### 1.1 SITE LOCATION

The proposed site is located beside 16 Muckcross Green, Perrystown, Dublin 12, D12 YN50. The map reference for this building is X (Easting): 312443, Y (Northing): 230518. Latitude: 53.313221, Longitude: -6.3134399.



Permission is sought for the construction of Part two storey, part single storey four bedroom detached dwelling; 1m high pedestrian entrance gate; boundary railing and handrail to the front of the site with access through a dual ownership driveway and existing vehicular entrance on Muckcross Green; all associated site, landscaping, drainage and ancillary works including off-street parking, bin storage and bike storage. Proposed dwelling consists of living, utility, wc, dining room and bedroom and home office space at ground floor. First floor consists of 3 bedrooms, wc, ensuite and games room. New works from the previous SD20A/0292 application include a 1.5 storey high dormer structure to the east with single storey structure to its north and extension of single storey dining room to the north by 1.5m.

## **2.0 Previous Applications on the Site**

There have been 2 previous Planning Applications on the site. SD20A/0134 was a refused application for a 4 bedroom dwelling. SD20A/0292 was a successful application for a 3 bedroom dwelling.

The new application is a follow on application which proposes to extend the granted dwelling by 1.5 storey with a dormer structure on the east and increasing the ground floor area on the north by 1.5m

It is noted that Refusal Reason 1 of SD20A/0134 states:

"Due to the height, size, location and proximity to the east boundary, the proposed development would have a significant overbearing impact on the immediate neighbour to the east and would be contrary to the zoning in the South Dublin County Council Development Plan 2016 - 2022, the objective of which is 'to protect and/ or improve residential amenity'. Thus, the proposed development would seriously injure the amenity of property in the vicinity and be contrary to the proper planning and sustainable development of the area".

The previous case officer noted:

"Although there is a separation distance of 1.05 metres between the boundary with the immediate neighbour to the east (No. 17 Muckcross Green) and the proposed development, at two storeys high and projecting a length of 10.7 metres the proposal will have a significant overbearing and overshadowing impact on the immediate property to the east. This would have a significant adverse impact on residential and visual amenity and would be seriously injurious to the neighbouring properties in the vicinity. Thus, the proposal would be contrary to the 'RES' zoning objective for the area which is 'to protect and/or improve residential amenity' and should therefore be refused".

## **3.0 Proposed New Application**

The previously granted SD20A/0292 was set back circa 5m from the east elevation. The main reason for refusal of SD20A/0134 was the overbearing nature of the proposal. This new proposal has new 1.5 storey structure with dormer structure to the rear 900mm from the boundary. The design of this element has been carefully considered based on the previous refusal.

The dormer structure is 1.85m from the boundary. The first floor element has a tapered height from soffit of ground floor to ridge of 1<sup>st</sup> floor and this taper 4.5m horizontally. The dormer structure from the ridge

of the roof is circa 3m horizontally and then tapers down from the eave of the dormer structure. The tapering of this roof is hoped that this removes any overbearing concerns on the neighbours to the east.

In terms of overlooking, there are no windows proposed on the east. The dormer window is circa 28m from the nearest neighbour and is inclined north as to protect the private space of neighbours to the east.

The office at ground floor level is required as a result of Covid 19. The client's employment situation means working from home has become the new norm. The idea of the front door to the office should the homeowner have clients that need to attend this office, this could be the entrance. This will limit the number of people entering the dwelling and thus reducing contact number volumes with people who reside in the house. Coughlan Consulting Engineering recognise that prior to Covid 19 this would likely have been an issue with Planning but it is hoped this can be considered in current climates.

The remaining structure remains as the previously granted SD20A/0292 with the exception of increasing the ground floor dining kitchen area by 1.5m linear meters.

#### 4.0 Proposed House Area Schedule

Policy H14 Objective 1 of the South Dublin County Development Plan 2016-2022 requires that all residential units and buildings are designed in accordance with the relevant quantitative standards including the document 'Quality Housing for Sustainable Communities' (2007). The proposed house complies with all of the standards set out in that document for a three bedroomed, two storey property for 4 people.

##### Area Schedule for 4 Bedroom, 4 Person, 2 Storey House

Target gross floor area = 110m <sup>2</sup>	Actual = 202m <sup>2</sup>
Minimum living room area = 15 m <sup>2</sup>	Actual = 16m <sup>2</sup>
Minimum aggregate living area = 40m <sup>2</sup>	Actual = 52 m <sup>2</sup>
Minimum aggregate bedroom area = 43m <sup>2</sup>	Actual = 52 m <sup>2</sup>
Minimum storage area = 6m <sup>2</sup>	Actual = 6.3 m <sup>2</sup>
Minimum area of double bedroom= 11.4m <sup>2</sup>	Actual = 14.43 m <sup>2</sup>
Minimum area of main bedroom= 13.0m <sup>2</sup>	Actual = 14.43 m <sup>2</sup>
Minimum amenity space in rear garden = 70m <sup>2</sup>	Actual = 74area m <sup>2</sup>

For and on behalf of: Coughlan Consulting Engineering  
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Signed:

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