

Comhairle Chontae Atha Cliath Theas

PR/0021/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0567 **Application Date:** 05-Nov-2021
Submission Type: New Application **Registration Date:** 05-Nov-2021

Correspondence Name and Address: Mark Power 85, Turret Road, Palmerstown, Dublin 20

Proposed Development: Two storey side extension; single storey extension to rear; single storey playroom/garage/workshop to the rear of garden; front porch; widening of existing driveway; all associated site works.

Location: 85, Turret Road, Palmerstown, Dublin 20

Applicant Name: Mark Power

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Visit: 08/12/2021

Site Area: 0.04ha

Site Description:

The subject site is located in Turret Road in Palmerstown and contains an end of terrace two storey property with pitched roof. The streetscape is characterised mainly by similar residential terraced dwellings. Front porches are noted as sporadic but not in abundance in the immediate area.

Proposal:

Development will consist of:

- Two storey side extension;
- single storey extension to rear;
- single storey playroom/garage/workshop to the rear of garden;
- front porch;
- widening of existing driveway; all associated site works.

Zoning:

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

Consultations:

Surface Water Drainage – Further Information requested.

Irish Water – Further Information requested.

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Roads – No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations:

None received.

Relevant Planning History:

SD19B/0309: Widening of existing vehicular access gates; dishing of footpath to accommodate same; all associated site works.

Decision: **Grant Permission.** (noted from site visit this work has not commenced)

SD17B/0384: Two storey extension to side, single storey extension to rear, single storey playroom/garage/workshop to rear of garden and all associated site works.

Decision: **Grant Permission.** (noted from site visit this work has not commenced)

Adjacent sites

SD20B/0284 - 72, Turret Road, Palmerstown, Dublin 20. Demolition of existing shed to rear garden and construction of a single storey extension with lean-to roof to rear of existing dwelling. New pitched roof to existing flat roof extension at side of dwelling. All other associated ancillary site works included in the application.

Decision: **Grant Permission**

Relevant Enforcement History

S8709 – Non-comp with con no 5 of PP SD17B/0384: The existing hedge between the rear garden areas of No.85 & No.87 Turret Road shall be retained.

REASON: In the interests of visual and residential amenity

The Enforcement file remains open.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

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H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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).

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

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.*

Side extensions:

- *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.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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Relevant Government Guidelines

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Planning History and Anomalies

The Planning Authority notes that there are two extant planning permissions on this site, neither of which have commenced to date. The planning authority, on assessing this current application and having regard to the similarities to the previous two planning permissions, will assess this application independently and on its own merit. The applicant should be requested to clarify by of additional information the reasons for the current application having regard to similar grants of permission. Clearly notate and document the differences between the 2019 permission and the subject proposal. ADDITIONAL INFORMATION.

The Planning Authority also notes a number of deficiencies, inaccuracies and anomalies in the submitted documentation and drawings which makes the assessment of the current proposal challenging. In particular the following issues require addressing by way of additional information:

1. Drawing number 033.02, comprising of site layout plan, proposed front elevation and proposed ground floor plan should be revised to address the following:
 - (a) The site layout plan does not comply with Article 23(1), in particular it does not clearly show the proposed front rear and side extension and it does not show all required measurements. A notation on this drawing states 'extent of development coloured yellow', the Planning Authority notes that no development has been coloured yellow.

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- (b) Proposed front elevation, 1:100, does not illustrate the two storey side extension nor does it accurately illustrate the porch extension (the door remains in the front elevation and not as proposed in the side elevation of the porch).
 - (c) The proposed ground floor plan 1:100 only depicts the front garden.
2. Drawing 033.01 does not accurately correspond with drawing number 033.02, in particular the front elevations do not correspond.
 3. An aerial view of the site location and the submitted site plan shows an existing shed structure in the rear garden area of the subject site. The site plan should clearly indicate all structures existing and proposed on the site and clarification should be submitted what structures will remain in place and which structures if any will be demolished.
 4. The proposed front elevation drawing does not clearly notate what is proposed, no measurements no overall height, paying particular regard to the proposed front porch and vehicular entrance.

ADDITIONAL INFORMATION. The application cannot be fully considered without the addressing of the above issues.

Residential & Visual Amenity

Front Extension

The Planning Authority has used drawing 033.01 to assess the visual impact of both the porch and two storey extension. The porch extending 1.8m beyond the front façade does not comply with Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010) the maximum standard is 1.5m. This can be **conditioned**.

Side Extension

The proposed two-storey side extension projects 2.8m from the gable eastern side of the dwelling. The ground floor is proposed as a study with w/c with the first floor containing an extra bedroom with ensuite. The proposal reflects the character, design, and fenestration of the existing house and is considered to integrate cohesively to the visual and residential amenities of the area. The proposal matches the roof ridgeline height and pitched profile and is considered seamless in scale, size and context to the main dwelling. It is considered that the proposed two storey side extension will not have an overbearing impact or overshadowing of neighbouring properties to the east and would be consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010). The two-storey side extension is generally acceptable.

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Rear Extension

The proposed single storey rear extension projects 4.7m from the rear building line of the existing dwelling and would be located approximately 2.5m away from the shared boundary with the neighbouring property to the east of the site and built along the shared boundary to the west, this family room has previously been granted permission and in this instance it is considered that the 25sq.m flat roof proposal with an overall height of 3.7m would not significantly be injurious to the amenities of the adjacent properties east or west of the site by way of significant overshadowing or overlooking. The pattern of development in the area has a prevalence of rear extensions and this is being considered within this assessment.

The minimum private open space requirement is comfortably achieved in full for a three-bedroom house and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions.

Playroom/garage/workshop to the rear of garden

It is unclear on the site layout plan submitted as to whether or not there is an existing vehicular access to the rear laneway exists from the subject site; this information is absent from the planning application drawings. In addition, a new vehicular and pedestrian access to the rear laneway as shown in drawing 033.03, has not been advertised in the public notices. The Planning Authority notes that a vehicular and pedestrian access to the rear laneway does not form part of this planning application and these aspects of the proposed design may give rise to serious traffic hazard. The applicant should therefore be requested to clarify this matter and the Planning Authority wishes to draw the applicant's attention to the challenges arising from this aspect of the proposal and requests that the applicant should liaise with the council's Roads Department prior to responding to the AI request. **ADDITIONAL INFORMATION**

The proposed single storey garage/playroom/workshop abuts the rear laneway and will form the rear boundary to the site. It will be set back from the rear building line formed by the proposed rear extension approximately 10m and will provide for an overall internal area of 36sq.m and will have an overall height of 2.5m. This structure is not considered to be excessive for this generous site. The accessible quality rear private amenity space for the existing dwelling to 90 sqm which is considered acceptable for a dwelling of this size.

Roads

The Roads Department report states no objections, subject to standard conditions, these will be applied to any permission granted. Notwithstanding this, it appears from the Roads report that the rear access has not been assessed, this may be due to the lack of information submitted. **ADDITIONAL INFORMATION** is therefore required, and the applicant should be requested to liaise with the Roads Department with regards to any proposals for a rear vehicular and pedestrian entrance.

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Services & Drainage

The Water Service and Irish Water report's both request additional information to the proposed development that include surface water drainage plans for the proposed development and that clearly show the foul and surface water systems. The Planning Authority note that no details for connections to water and foul drainage have been provided on any of the drawings. In the interest of clarity, it is considered prudent to seek clarification on whether or not it is proposed to provide connections. ADDITIONAL INFORMATION

Planning Note

The planning authority notes that a live Enforcement case file remains opened. The applicant should be requested by way of Additional Information how they propose to regularise any alleged unauthorised development on site. Particular regard to boundary treatments.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services 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.

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension:	38sq.m
Proposed Playroom/garage/workshop	36sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	74sq.m
Land Type: Urban Consolidation.	
Site Area:	0.04ha.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is generally considered compliant with council policy. However, the Planning Authority has some concerns over the inaccuracies in documentation and drawings and the potential for traffic hazard arising from the proposed vehicular

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and pedestrian access onto the rear laneway, these should be addressed by way of additional information. Elements of the proposed development may require revised public notices to be resubmitted.

Recommendation

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

1. The Planning Authority notes that there are two extant planning permissions on this site, none of which have commenced to date.
The applicant is requested to clarify the reasons for the current application having regard to similar grants of permission on the site and clearly notate and document the differences between the 2019 permission and the subject proposal.
2. The Planning Authority notes a number of deficiencies, inaccuracies and anomalies in the submitted documentation and drawings which makes the assessment of the current proposal challenging.
The applicant is requested to submit revised drawings and documentation to address the following:
 - (1) Drawing number 033.02, comprising of site layout plan, proposed front elevation and proposed ground floor plan should be revised to address the following:
 - (a) The site layout plan does not comply with Article 23(1), in particular it does not clearly show the proposed front rear and side extension and it does not show all required measurements. A notation on this drawing states 'extent of development coloured yellow', the Planning Authority notes that no development has been coloured yellow.
 - (b) Proposed front elevation, 1:100, does not illustrate the two storey side extension nor does it accurately illustrate the proposed porch extension (the door remains in the front elevation and not as proposed in the side elevation of the porch).
 - (c) The proposed ground floor plan 1:100 only depicts the front garden. This drawing should be accurately relabelled.
 - (2) Drawing 033.01 does not accurately correspond with drawing number 033.02, in particular the front elevations do not correspond.
 - (3) An aerial view of the site location and the submitted site plan shows an existing shed structure in the rear garden area of the subject site. The site plan should clearly indicate all structures existing and proposed on the site and clarification should be submitted clearly demonstrating which structures will remain in place and which structures, if any, will be demolished.
 - (4) The proposed front elevation drawing does not clearly notate what is proposed, no measurements no overall height, particularly the proposed front porch and vehicular entrance.

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3. It is unclear on the site layout plan submitted as to whether or not there is an existing vehicular access to the rear laneway; this information is absent from the planning application drawings. The Planning Authority notes that a vehicular and pedestrian access to the rear laneway does not form part of the description of development. It is considered that these aspects of the proposed design may give rise to serious traffic hazard. Having regard to this, the applicant is requested to clarify this matter and submit revised public notices if permission is sought for the additional rear accesses.
4. The Planning Authority notes that no details for connections to water and foul drainage have been provided on any of the drawings. In the interest of clarity the applicant should clarify if it is proposed to provide water and foul drainage connections to the Workshop/garage and submit:
 - (i) Revised public notices.
 - (ii) Revised drawings and details clearly showing connections to the structure which will be to the satisfaction of the Water Services and Drainage Department of the Council.
5. The Planning Authority notes that a live Enforcement case file remains opened. The applicant is requested, by way of Additional Information, to address how it is proposed to regularise any alleged unauthorised development on site having particular regard to boundary treatments.

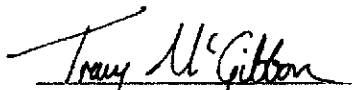
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REG. REF. SD21B/0567

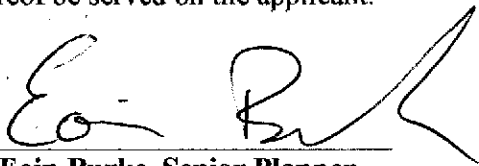
LOCATION: 85, Turret Road, Palmerstown, Dublin 20


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:

10/1/22


Eoin Burke, Senior Planner