

Comhairle Chontae Atha Cliath Theas

PR/0051/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0576 **Application Date:** 12-Nov-2021
Submission Type: New Application **Registration Date:** 12-Nov-2021
Correspondence Name and Address: Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24
Proposed Development: Ground floor side extension with pedestrian access door, pitched roof over and 1 roof light over.
Location: 80, Maplewood Avenue, Dublin 24
Applicant Name: John McGann
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.025 Hectares.

Site Description

The subject site is located within the established residential estate of Maplewood, on the western edge of Maplewood Avenue.

The site is comprised of an existing 2 No. storey end of terrace dwelling and ancillary garden. The surrounding streetscape is predominantly characterised by dwellings of a similar design to the subject site.

Site visited

15th December 2021.

Proposal:

Permission is being sought for the following:

- A single storey extension to the side of the dwelling, which projects approximately 2.5m from the northern elevation with an approximate length of 6.8m.
- The proposed extension will facilitate the provision of a ground floor bedroom (currently a living room), a bathroom and a porch with a new Part M compliant entrance in the front elevation. The extension will have an approximate Gross Floor Area of 18sq.m.

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- The roof profile of the proposed extension will be pitched, with a maximum overall height of 3.86m sloping downwards to 2.7m.

Zoning:

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2016-2022.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 16th December 2021.

No submissions or observations received.

Relevant Planning History

Subject Site

None recorded.

Adjacent and Surrounding Sites

There is no recent planning history of significance in the vicinity of the subject site.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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 1:

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).

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Policy H19 Objective 1:

To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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.*

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- *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.*
- *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.*
- *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 minimise 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.*

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- *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*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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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 (2009).

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, (2009).

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Family Flat
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Family Flat

The Planning Authority has concerns that the proposed development could act as a semi-independent dwelling along the northern boundary of the subject site.

The potential semi-independent dwelling comprises a new entrance, a porch, and a bathroom with the existing living room being converted to a bedroom, thus giving the potential for part of the ground floor to act as an independent dwelling. The Planning Authority notes that a family flat has not been applied for and does not form part of the development description in the Statutory Notices. It is noted that the Applicant has stated in their Cover Letter dated November 2021 that the purpose of the proposed development is to facilitate the adaption of the dwelling to meet the needs of a person who has suffered a stroke. Whilst this rationale is understood and accepted, insufficient information has been provided in relation to the remainder of the dwelling. Furthermore, it is noted that the inclusion of an additional entrance to the dwelling gives rise to the potential for the

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dwelling to be subdivided. In this regard, insufficient justification has been provided for the additional entrance, with no explanation offered as to why the existing entrance cannot be adapted. This should be clarified and assessed under Council Policy on family flats:

Policy on Family Flats

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria in section 11.3.3 (ii) of the County Development Plan. Section 11.3.3 (ii) of the County Development Plan outlines four criteria to consider in the assessment of applications for family flats. The criteria is:

- (1) *The applicant shall be required to demonstrate that there is a genuine need for the family flat.*
- (2) *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house.*
- (3) *The family flat should be directly accessible from the main dwelling via an internal access door; and*
- (4) *The design criteria for dwelling extensions will be applied'.*

The applicant should be requested to clarify whether the subdivision of the existing dwelling is being sought and, if this is the case, submit a rationale for the family flat to comply with Council policy. ADDITIONAL INFORMATION.

Residential and Visual Amenity

The proposed development is comprised of a single storey extension to the side of the existing dwelling. The side extension matches the existing front building line and is approximately 2.5m in width, 6.8m in length with a pitched roof profile rising to a maximum height of 3.86m. The proposed development will result in elevational amendments comprised of a Part M compliant access door to the front elevation, a blank elevation along the side (northern) elevation and 1 new window in the rear elevation.

In general, the design of the proposed side extension respects the appearance and character of both the existing dwelling and the streetscape along Maplewood. Through matching the existing building line to the front, the proposed side extension successfully integrates into the existing streetscape. Owing to the orientation of the existing dwelling, the location of the side extension along the northern elevation of the existing dwelling and the maximum overall height of 3.86m, there is unlikely to be any significant overshadowing, overbearing or overlooking of adjacent properties.

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Services, Drainage and the Environment

No details of the water services and drainage infrastructure for the proposed development have been provided by the Applicant. In this regard, the Applicant should provide details to facilitate a complete assessment of the proposed development.

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.

Conclusion

The Planning Authority generally complies with the South Dublin County House Extension Guide (2010) and adheres to the key principles of proper planning and sustainable development. However, no details have been provided by the Applicant in relation to the water services and drainage infrastructure for the proposed development. In this regard, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

Recommendation

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

1. The Planning Authority has concerns that the proposed development could potentially facilitate the subdivision of the existing dwelling into two separate dwellings. The Planning Authority notes that a separate dwelling has not been applied for and does not form part of the development description in the Statutory Notices. It is noted that the Applicant has stated in their Cover Letter dated November 2021 that the purpose of the proposed development is to facilitate the adaption of the dwelling to meet the needs of a person for health reasons. Whilst this rationale is understood and accepted, insufficient information has been provided in relation to the remainder of the dwelling. Furthermore, it is noted that the inclusion of an additional entrance to the dwelling gives rise to the potential for the dwelling to be subdivided. In this regard, insufficient justification has been provided for the additional entrance, with no explanation offered as to why the existing entrance cannot be adapted. In this regard the Applicant is requested to confirm whether or not the subdivision of the existing dwelling is being sought. If the proposed

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development is to result in the subdivision of the existing dwelling the applicant is requested to submit a rationale and design statement clearly demonstrating compliance with Policy H19 of the County Development Plan. If the subdivision of the dwelling is not being sought, the Applicant is requested to provide a rationale for the proposed additional entrance and explain why it is not possible to adapt the existing entrance. It is the Planning Authority's preference that the dwelling should have one principal entrance in the front elevation, as such the Applicant is requested to consider the re-design of the proposed development to adapt the existing entrance to meet the needs of the occupant(s). Any re-design should be accompanied with a full set of plans and particulars to facilitate the assessment of the proposed development.

2. No details of the water services and drainage infrastructure for the proposed development have been provided by the Applicant. In this regard, the Applicant is requested to provide plans and particulars detailing the water services and drainage infrastructure to facilitate a complete assessment of the proposed development.


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REG. REF. SD21B/0576

LOCATION: 80, Maplewood Avenue, Dublin 24

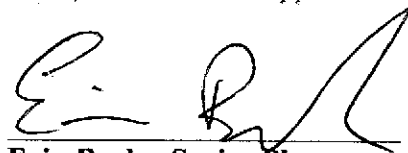


**Tracy McGibbon,
A/Senior Executive Planner**

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:

17/1/22



Eoin Burke, Senior Planner