

Comhairle Chontae Atha Cliath Theas

PR/0098/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0286 **Application Date:** 18-May-2021
Submission Type: Additional Information **Registration Date:** 20-Dec-2021

Correspondence Name and Address: Roy O'Brien 194, Arthur Griffith Park, Lucan, Co. Dublin

Proposed Development: Extension to side of existing house.

Location: 194, Arthur Griffith Park, Lucan, Co. Dublin

Applicant Name: Roy O'Brien

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0242 Hectares on the application.
Site Visit: 10th of June and 16th of June 2021

Site Description

The subject site is located on a corner site within the existing Arthur Griffith Park housing estate. The site consists of a two-storey, pitched roof dwelling at the north-eastern gable end of a terrace of dwellings. The dwelling has an existing rear extension with a sloped roof. A laneway runs along the outside of the rear boundary of the site. The streetscape comprises of housing of a similar form and character.

Proposal

Permission is being sought for an extension to side of existing house.

Zoning

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

Consultations

Water Services – further information requested in regard to surface water and no objection in regard to flood risk.

Irish Water – further information requested.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

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Submissions/Observations /Representations

None.

Relevant Planning History

Subject site

SD04A/0234

Creche facility consisting of two storey extension to side and single storey to rear. The total floor area of the creche would be 74.6sq.m. The extension would have a separate entrance and stairwell and would not be linked internally to the existing dwelling. **Permission Granted. It does not appear that this permission was constructed.**

Adjacent and surrounding sites

SD16B/0106 140, Arthur Griffith Park, Lucan, Co. Dublin

A two storey pitched roof extension to side and rear and single storey flat roof extension to rear. **Permission Granted.**

SD18B/0441 26, Arthur Griffith Park, Lucan, Co. Dublin

Single storey extension to front elevation at ground floor level; alterations to internal layout inclusive of all associated site works. **Permission Granted.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

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Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

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 side 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.*

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.*
- *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.*
- *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.*
- *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*

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Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

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).

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 relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual and Residential Amenity

The floor area of the proposed side extension would measure approx. 31.1sq.m and be approx. 8.7m in length and 4.4m in width (when viewed from the front). The hipped roof extension would be single storey with an overall height of approx. 4.6m. The extension would sit behind the existing front building line (set by the existing porch) and align with the building line of the dining room. It would also be setback from the rear building line, behind the existing rear extension. It would be setback from the side boundary by less than 1m (noted as approx. 0.25m). It is noted that this side boundary is shared with a public road and the extension would be single storey.

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In terms of the elevational treatments of the extension, a window would be installed on the west elevation, facing the front of the site. No windows or doors are proposed on the north (side) elevation facing the street, however, due to the existing approx. 1.8m high side boundary and proposed height of the structure it is considered that the blank façade is substantially screened and therefore acceptable, in this instance. The east (rear) façade, which faces the laneway to the rear, would have an external door and window.

The proposed materials would be roof tiles and a plaster finish to the external walls to match the existing dwelling. The proposed structure would provide for a bedroom and ensuite and would be fully connected with the existing dwelling. The proposed bedroom would meet the floorspace requirements in accordance with the CDP.

It is considered that the proposed side extension would not have adverse overlooking, overbearing or overshadowing impacts on neighbouring properties. It is therefore considered that the proposed side extension would be in compliance with the House Extension Design Guide and CDP. The proposed rooflights on the extension would be broadly acceptable in this instance.

In summary, the proposed side extension is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and would have an acceptable impact in terms of residential and visual amenity.

Services and Drainage

The Water Services Planning Section has reviewed the proposed development and requests further information:

1.1 The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a 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 a 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.*

1.3 The applicant shall include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

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- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Irish Water has reviewed the proposed development and requests further information:

1 Water

1.1 The proposed development is approximately 2.5m from a 6" uPVC public watermain located under the public footpath to the northeast of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 The proposed development is approximately 1.5m from a 225mm public wastewater sewer located under the public footpath to the northeast of the site. Irish Water Standard Details for wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

2.2 The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.

If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems, then the applicant is required to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

Reason: In the interest of public health and to ensure adequate wastewater facilities.

It is considered that the applicant should submit Additional Information to address the above requested items from Water Services and Irish Water. The applicant should note that following

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investigations of existing infrastructure in proximity to the site, the proposed design and structure may need to be modified to address the protection of above described infrastructure. **If this is the case the applicant should submit via Additional Information a revised site plan, floor plans and elevational drawings for a full assessment.**

Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Development Contributions

New extension 31.1sq.m

Existing extension 7.5sq.m (existing dwelling stated as 90sq.m in size under SD04A/0234 and existing dwelling stated as 97.5sq.m in size under subject application)

Assessable area = Nil

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 31.1sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0242 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that that **Additional Information** is required, to ensure that the proposed development would be in compliance with Council policy, would meet the appropriate infrastructural requirements, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

Request Further Information.

Further Information

Further Information was requested on the 12th of July 2021.

Further Information was received on the 20th of December 2021 (not deemed significant).

Further Information Consultations

Water Services – clarification of further information requested.

Irish Water – clarification of further information requested.

Item 1 Requested

(1) The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(2) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a 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.

(3) The applicant shall include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

• The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

• All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Assessment:

No revised proposal nor drawings have been submitted showing that the surface and foul water drainage systems would be separate, and that onsite surface water drainage (SuDS) would be provided. Water Services have reviewed the further information submitted and request clarification as follows:

The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate the use of SuDS (Sustainable Drainage Systems) on site to infiltrate surface water to ground. Failing this, the applicant is required to investigate connection of stormwater run off to the public storm water

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system in the area. The applicant shall contact South Dublin County Council's Water and Drainage Section to discuss stormwater drainage proposals prior to response to this further information request.

This item has therefore not been addressed and clarification of further information should be requested.

Item 2 Requested

(1) The proposed development is approximately 2.5m from a 6" uPVC public watermain located under the public footpath to the north east of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure

(2.1) The proposed development is approximately 1.5m from a 225mm public wastewater sewer located under the public footpath to the north east of the site. Irish Water Standard Details for wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.

(2.2) The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.

If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems,, then the applicant is required to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

Assessment:

The applicant has submitted an application form for building over or near an Irish Water asset. Also submitted is a confirmation of feasibility for connection letter from Irish Water. While this is noted, no correspondence with Irish Water's Diversion Section regarding the setback of the proposal from

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the public watermain and wastewater sewer has been submitted. The submitted letter from Irish Water confirms that a connection to Irish Water infrastructure can be made but it does not confirm that the proposed extension can be built that close to the public watermain and wastewater sewer.

Irish Water (Planning) have reviewed the further information submitted and request that clarification of further information is sought. Irish Water's Standard Details for water and wastewater infrastructure require a 3m clear distance of a building from a public watermain and wastewater sewer of this size. Correspondence from the Irish Water's Diversion Section is required confirming that the feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure has been assessed. Depending on the outcome of this assessment the proposed extension may need to be revised to provide a sufficient setback from the public watermain and wastewater sewer.

As advised above the connection of surface water into the foul water drainage network is not acceptable and should be revised.

This item has not been addressed and clarification of further information should be requested.

Item 3 Requested

The applicant should note that following investigations of existing Irish Water infrastructure in proximity to the site, the proposed design and structure may need to be modified to address the protection of this infrastructure. If this is the case the applicant is requested to submit a revised site plan, floor plans and elevational drawings for a full assessment.

Assessment:

No revised drawings have been submitted in this regard. **This should be requested via clarification of further information, to be submitted if deemed necessary by the responses to the above item (2).**

Conclusion

The further information items have not been fully addressed. No correspondence with Irish Water's Diversions Section, that addresses the setback of the proposed extension from the public watermain and wastewater sewer, has been submitted. It is also still proposed to connect the surface water drainage to the foul drainage network, which is not acceptable. The applicant should be given the opportunity to address these concerns via clarification of further information.

It is noted that the further information was requested by South Dublin County Council on the 12th of July 2021. This allows for up to the start of February 2022 to submit further information and clarification of further information (6 months + 9 days). It is noted that the Planning and

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Development Regulations, as amended, provides for the extension of this time period, which the applicant might request to allow for enough time to address the above concerns.

Recommendation

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

1. In relation to additional information item (2):
 - (a) The proposed development is approximately 2.5m from a 6" uPVC public watermain located under the public footpath to the north east of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant has not provided an letter of feasibility from Irish Water's diversions section to build within the required 3m separation zone. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority in response to this item.
 - (b) The proposed development is approximately 1.5m from a 225mm public wastewater sewer located under the public footpath to the north east of the site. Irish Water Standard Details for wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant has not provided an letter of feasibility from Irish Water's diversions section to build within the required 3m separation zone. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority in response to this item. Note this letter of agreement required is separate to the submitted confirmation of feasibility letter for the proposed wastewater connection.
2. In relation to additional information items (1) and (2) there are still concerns regarding the proposal to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to investigate the use of SuDS (Sustainable Drainage Systems) on site to infiltrate surface water to ground. Failing this, the applicant is requested to investigate connection of stormwater run off to the public storm water system in the area. The applicant should contact South Dublin County Council's Water and Drainage Section to discuss stormwater drainage proposals prior to submitting a response to this clarification of further information request.
3. As stated in additional information item (3) the applicant should note that following investigations of existing Irish Water infrastructure in proximity to the site, the proposed design and structure may need to be modified to address the protection of this infrastructure. If this is the case, the applicant is requested to submit a revised site plan, floor plans and elevational drawings for a full assessment.

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REG. REF. SD21B/0286

LOCATION: 194, Arthur Griffith Park, Lucan, Co. Dublin



**Sarah Watson,
Executive Planner**

ORDER: I direct that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Dated:

25/1/22



Eoin Burke, Senior Planner