

# Comhairle Chontae Atha Cliath Theas

**PR/0109/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0593      **Application Date:** 23-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 23-Nov-2021

**Correspondence Name and Address:** Desmond J. Halpin 15 Carriglea Drive, Firhouse,  
Dublin 24

**Proposed Development:** Single storey extension to the front and side of the  
existing 2 storey, end of terraced dwelling with a  
concrete tiled roof with rooflights; internal alterations;  
associated site works.

**Location:** 29, Muckross Park, Dublin 12

**Applicant Name:** Eoghan Miggan & Tara Keogh

**Application Type:** Permission

(SW)

### **Description of Site and Surroundings:**

#### Site Description

The application site contains an end of terrace dwelling, situated within a predominantly residential area. The property has front and rear gardens. It is situated in a corner plot and the front of the plot is wide and the rear narrow.

Site Area: 0.0258 Ha. (Stated)

#### **Proposal:**

Permission is sought for the construction of a single storey extension to the front and side of the existing 2 storey, end of terraced dwelling with a concrete tiled roof with rooflights; internal alterations; associated site works.

#### **Consultations:**

*Water Services:* Additional information requested.

*Irish Water:* No objection, subject to conditions.

*Roads:* Recommend refusal.

#### **Submissions/Observations /Representations**

None received to date.

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### **Relevant Planning History**

*Application Site:*

No planning history.

### Other Sites

SD20B/0193 Retention of 24.8sq.m single storey side extension; 2.2sq.m single storey front porch; 19.8sq.m floored attic for storage with access from first floor landing; 'Velux' in main roof to rear of the house; 5sq.m single storey block work garden shed in rear garden. **Retention Permission Granted**

### **Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Development Plan 2016-2022**

*Section 2.4.1 Residential Extension*

*Policy H18 Residential Extension*

#### 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 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*Section 11.2.7 Building Height*

*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 11.7.2 Energy Performance in new Buildings*

*Section 11.8.0 Environmental Assessment*

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### South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular side and front extensions (considered relevant in this case):

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *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.*

For side extensions:

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
  - o *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;*
  - o *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;*
  - o *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.*
- *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.*

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- *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 of 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.*

### For front extensions:

- *Keep the extension simple and complementary to the style of the house 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,*
- *Try to expose and complement rather than hide or cover original distinctive features or 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 over-large 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*

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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.*

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

*The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by 'Planning Circular 02/2014 Flood Risk Management', Department of the Environment, Community and Local Government (2014).*

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)*

### **Assessment**

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Precedent ;
- Services and drainage;
- Environmental impact assessment; and
- Appropriate assessment.

### ***Zoning and Council Policy***

A residential development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

### ***Residential Amenity and Visual Impact***

#### **Side Extension**

The ground floor side extension would be angled, to match the shape of the plot. To the front, it would maintain a gap of 4.315m, decreasing to 0.8m towards the rear. The overall height would be

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4.713m (2.8m eaves). The property is adjacent to a laneway and the proposal would not have a significant impact on neighbouring properties.

The side extension is considered acceptable in terms of visual and residential amenity.

### **Front Extension**

The proposed extension would project approx. 1.4m to the front of the dwelling, in keeping with Council guidance. Visually, the proposal integrates with the proposed side extension. In accordance with the House Extension Design Guide, 6m of driveway should be maintained following development. Whilst minor deviations from this standard are sometimes permitted, the proposal would result in a driveway measuring 4.216m. Roads has recommended refusal on this basis.

Given the width of the front of the plot, it is considered that the applicant should be afforded the opportunity to provide parking with the curtilage, such solutions may include:

- Removing the front extension,
- Widening the driveway to no more than 3.5m and indicating that vehicles can access and egress safely (by providing a swept path analysis).

It should be ensured that any revised arrangement does not endanger public safety by creating a traffic hazard.

### ***Water Services***

Irish Water has no objection, subject to conditions. Water Services has recommended additional information regarding surface water drainage.

### ***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.

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### **Other Considerations**

#### ***Development Contributions***

The proposed development is a domestic extension of 34.286sq.m (to be reduced following amendment).

40sq.m exemption

The assessable area is Nil.

#### ***SEA Monitoring***

**Building Use Type Proposed** Residential – House

**Floor Area (sq.m)** 34.286

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.0258

### **Conclusion**

In conclusion, the principle of an extension is acceptable, however, additional information is required regarding car parking and surface water drainage to ensure the proposed development would accord with the 'RES' land-use zoning and would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

### **Recommendation**

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

1. In accordance with the House Extension Design Guide, 6m of driveway should be maintained following development. Whilst minor deviations from this standard are sometimes permitted, the proposal would result in a driveway measuring 4.216m. Roads has recommended refusal on this basis.

Given the width of the front of the plot, it is considered that the applicant should be afforded the opportunity to provide parking within the curtilage, such solutions may include:

- Removing the front extension,
- Widening the driveway to no more than 3.5m and indicating that vehicles can access and egress safely (by providing a swept path analysis).

It should be ensured that any revised arrangement does not endanger public safety by creating a traffic hazard. Revised drawings should be submitted for assessment.

2. (A) The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and

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surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

(B) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development. SuDS proposals should be investigated to ensure foul and surface water drainage systems are separated on site.

Note: If a soakaway is proposed the applicant should submit the following:

- (a) 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) a 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) Soakaways must include an overflow connection to a public surface water sewer.



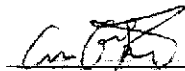
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**REG. REF. SD21B/0593**

**LOCATION: 29, Muckcross Park, Dublin 12**



**Caitlin O'Shea,  
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:**

26/1/22



**Eoin Burke, Senior Planner**