

# Comhairle Chontae Atha Cliath Theas

**PR/0123/22**

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

**Reg. Reference:** SD21B/0598      **Application Date:** 25-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 25-Nov-2021  
**Correspondence Name and Address:** Watson Fitzpatrick Associates 98 Woodlawn Park  
Grove, Firhouse, Dublin 24  
**Proposed Development:** Single storey and 2 storey extension to front of  
existing dwelling.  
**Location:** 20, Corbally Rise, Citywest, Dublin 24  
**Applicant Name:** Owen Lawlor  
**Application Type:** Permission

(SW)

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

#### Site Description

The application site contains a semi-detached dwelling, situated within a predominantly residential area. The property has front and rear gardens.

Site Area: 0.0189 Ha. (Stated)

### **Proposal:**

Single storey and 2 storey extension to front of existing dwelling.

### **Consultations:**

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

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

*Roads:* Additional information requested.

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

None received to date.

### **Relevant Planning History**

*Application Site:*

No planning history.

#### Other Sites

SD06B/0295 Ground floor front extension with pitched roof over, existing attic conversion to get proposed dormer in roof at rear. **Permission Granted.**

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### **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*

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

The House Extension design guide contains the following guidance on house extensions, including in particular 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.*

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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*

### **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)***

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### Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- 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*

Single storey and 2 storey extension to front of existing dwelling.

The proposed single storey element would have a monopitch roof, meeting the first floor windows. The two storey element would have a front facing gable, which would complement the smaller front facing gable. The window and door details would match existing. Visually the proposal would have an acceptable impact.

The extension would be 2m deep. In accordance with the House Extension Design guide, front extensions should "*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*". In this instance it is considered there is a regular building line. Restricting the forward projection to 1.5m also protects the amenity of the adjacent occupiers.

In addition to this, the House Extension Design Guide recommends that extensions "*Try to maintain a minimum driveway length of 6m*". Roads has requested additional information, requesting the applicant submit a revised layout that shows a car parking arrangement with a minimum distance of 6m.

It is noted that the requirement to maintain 6m is guidance and an acceptable parking arrangement, which maintains less than this may be possible.

The applicant is therefore requested to submit revised drawings, indicating an extension that projects no more than 1.5m to the front and provides a functional parking area to the front.

Any changes to the driveway width proposed should be clearly set out in plan/elevation. It should be noted that driveway entrances of greater than 3.5m are generally not acceptable.

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### ***Water Services***

Irish Water and Water Services have no objection, subject to conditions.

### ***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.

### **Other Considerations**

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

The proposed development is a domestic extension of 13.5sq.m.

40sq.m exemption

The assessable area is Nil.

### ***SEA Monitoring***

**Building Use Type Proposed** Residential – House

**Floor Area (sq.m)** 13.5

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.0189

### **Conclusion**

In conclusion, the principle of an extension is acceptable, however, additional information is required regarding car parking and the forward projection of the extension 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. The applicant is requested to submit revised drawings, indicating an extension that projects no more than 1.5m to the front and provides a functional parking area to the front. A c. 6.0m driveway length is required for a car to park on curtilage. This is referred to in

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Section 4, Outside Space of the SDCC House Extension Design Guide 2010. The applicant is requested to reduce the depth of projection outwards from the main front building line of the existing dwelling so that there is a minimum 6.0m length provided for on curtilage vehicle parking and the depth of projection is a maximum of 1.5m as per SDCC House Extension Design Guide 2010.

Any changes to the driveway width proposed should be clearly set out in plan/elevation. It should be noted that driveway entrances of greater than 3.5m are generally not acceptable.

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**REG. REF. SD21B/0598**

**LOCATION: 20, Corbally Rise, Citywest, Dublin 24**

  
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**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:** 28/1/22

  
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**Eoin Burke, Senior Planner**