

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0599 **Application Date:** 26-Nov-2021
Submission Type: New Application **Registration Date:** 26-Nov-2021
Correspondence Name and Address: Vincent Durkin Design Limited Gort Walk, Carrick on Shannon, Co. Leitrim.
Proposed Development: Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom.
Location: 12, Riversdale Crescent, Dublin 22
Applicant Name: Rodolfo Hoyte
Application Type: Permission and Retention

(CS)

Description of Site and Surroundings:

Site Area: 0.254 Hectares as stated per application.

Site Description:

This site contains a two storey, semi-detached dwelling with a pitched roof profile and an existing single storey rear extension. The subject site is splayed in design tapering to the north at the rear. The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance.

Proposal:

The application for **retention and permission** comprises of the following:

- **Retention** of existing single storey rear extension (17.07sq.m).
- **Permission** for construction of single storey front bay window and porch extension
- **Permission for** two storey side extension.
- Total proposed works seeking **Permission** is stated as 64.9sq.m.

Zoning:

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

Consultations:

Roads Department – **Additional Information** recommended.

Surface Water Drainage – No objection subject to **conditions**.

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

Irish Water – No objection subject to **conditions**.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD16B/0087: 10, Riversdale Crescent, Dublin 22.

Demolition of existing 2sq.m single storey front porch and the construction of a new **two storey extension to the front** façade. The new extension is to consist of a 4.3sq.m ground floor porch and 9sq.m bedroom extension to the existing front box bedroom. Installation of new rendered external insulation to front, gable and rear external façade.

Decision: **GRANT PERMISSION.**

It is noted that this two storey front extension has been completed. It is noted that this extension projects outwards from the main front building line by c.2.0m and this application was assessed based on the SDCC Development Plan 2016-2016. A distance of 5.3m was provided between the front boundary and the proposed extension.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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 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).

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

Section 2.5.8 Rural House & Extension Design
Policy H27 Rural House & Extension Design

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 11.4.2 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)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Access & Parking
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Retention of existing single storey rear extension (17.07sq.m.)

The single storey extension is offset from the boundary with the immediate neighbour to the west by c.05m. The extension is offset c.2.0m at its narrowest point from the boundary with the immediate neighbour to the east. It projects outwards from the main rear building line by c.4.0m and spans a width of c.5.2m. The extension has a mono-pitch roof with a ridge height of c3.7m and an eaves height of c.3.0m. The extension integrates reasonably well with the character of the existing dwelling and with the character of the area. The extension would comply with the SDCC House Extension Design Guide 2010.

Permission for construction of single storey front bay window and porch extension (23sq.m.)

The proposed front extension (porch & living room) will have a hipped roof and will project outwards from the main front building line by c.1.8m. The bay window for Bedroom A which comprises the ground floor of the two storey side extension will project outwards from the main front building line by c.2.4m. This proposed ground floor projection is in excess of what is set out in the SDCC House Extension Design Guide where a projection of 1.5m maximum is required (Section 4, Front Extensions). Furthermore, the drawings submitted only show for a driveway length of c.5.0 metres which is below the 6m required for a car to park on curtilage. This is referred to in Section 4, Outside Space of the SDCC House Extension Design Guide 2010. It is considered this may be addressed by way of **additional information** whereby the applicant is requested to reduce the depth of projection of all elements of the front & side extension so that there is a minimum 6.0m length provided for on curtilage vehicle parking.

Permission for two storey side extension (41.9sq.m.)

The two storey side extension will project the full length of the existing dwelling (8 metres) and will continue to extend outwards beyond the main front building line by c.2.6m (total length c.10.6m). It will be constructed on a splayed site tapering to the north at the rear. The extension will be offset by c.1.0m from the eastern site boundary. There will be a separation distance of c.4.0m from the immediate neighbour to the east at its widest point and c.3.0m at its narrowest point. At ground level the front of the extension will have a hipped roof. The main roof profile of the extension will be pitched and the ridge and eaves height will align with the ridge and eaves height of the existing dwelling. There are no windows proposed in the eastern side elevation at ground floor level or first floor level and there will be no undue overlooking. Proposed bedroom sizes broadly comply with SDCC Development Plan standards (iv) Dwelling Standards. The extension would comply with the SDCC House Extension Design Guide 2010.

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

Access & Parking

A report was received by the Roads Department recommending **Additional Information** be requested regarding minimum parking distance of 6m and provision for 2 on-curtilage car parking spaces. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom

Applicant states on application form they have 2 existing car parking spaces but zero spaces are proposed. The proposed site layout only shows one car parking space is proposed.

The proposed extension protrudes from the existing building which would reduce the on-curtilage parking distance to 5.5m. The proposed extension would result in insufficient space for on-curtilage parking, a minimum of 6m should be available from the boundary to the front elevation of the proposed dwelling.

The Roads Department's concern is that vehicles will be parked on public realm where they would endanger public safety by creating a traffic hazard.

*Roads recommend that **additional information** be requested from the applicant:*

- 1. A revised layout of not less than 1:100 scale, that shows a car parking arrangement with a minimum parking distance of 6m.*
- 2. A revised layout of not less than 1:100 scale, showing provision of space for 2 on curtilage parking spaces.*

It is considered appropriate to request the above **additional information**.

Services and Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

IW Recommendation: No Objection

IW Observations:

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 Include Water butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.

All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

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.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- **Retention** of single storey rear extension (17.07sq.m).
- **Permission** for single storey front bay window and porch extensions.
- **Permission** for two storey side extension. Total proposed works seeking **Permission** is stated as 64.9sq.m.
- Previous single storey rear extension exists measuring 17.07sq.m.
- Exemption remains of 22.93sq.m.
- Assessable area is c.41.97sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Retention & Permission for extensions	81.97sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.254

Conclusion

Additional information is requested regarding the following items:

- Minimum parking distance of 6m
- Provision for 2 on-curtilage car parking spaces.

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 clearly showing the following information regarding requirements of the Roads Department:
 - (a) A revised layout of not less than 1:100 scale, that shows a car parking arrangement with a minimum perpendicular parking distance of 6m (measured from the front boundary to the proposed extension).
 - (b) A revised layout of not less than 1:100 scale, showing provision of space for 2 on curtilage parking spaces.
2. The proposed front extension (porch & living room) will have a hipped roof and will project outwards from the main front building line by c.1.8m. The bay window for Bedroom A which comprises the ground floor of the two storey side extension will project

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

outwards from the main front building line by c.2.4m. The proposed ground floor projection for the front and side extension is in excess of what is set out in the SDCC House Extension Design Guide where a projection of 1.5m maximum is required (Section 4, Front Extensions). Furthermore, the drawings submitted only show for a driveway length of c.5.0 metres which is below the 6.0m that is required for a car to park on curtilage. This is referred to in 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 for all elements of the front & side extension extension 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.

Comhairle Chontae Atha Cliath Theas

PR/0122/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0599

LOCATION: 12, Riversdale Crescent, Dublin 22

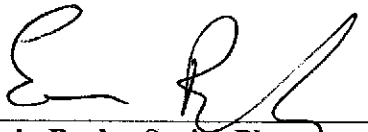
jjohnston

Jim Johnston,
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:

31/1/22



Eoin Burke, Senior Planner