

Comhairle Chontae Atha Cliath Theas

PR/0125/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0490 **Application Date:** 15-Sep-2021
Submission Type: Additional Information **Registration Date:** 05-Jan-2022

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

Proposed Development: Retention of single storey extension to rear of existing end of terrace dwelling; planning permission to remove existing porch and replace with single storey extension to front and side with tiled roof; internal alterations; extend front vehicular access; associated site works.

Location: 1, Tara Hill Crescent, Dublin 14

Applicant Name: Mark Carroll

Application Type: Permission and Retention

(DF/COS)

Description of Site and Surroundings:

Site Area:
Stated as 273.83m²

Site Visit: 12 October 2021

Site Description:

The subject site is a two storey terraced unit with a rear garden located within an established residential area. The surrounding streetscape is characterised by similar terraced units. A green space is located to the front.

Proposal:

- Retention of single storey extension to rear of existing end of terrace dwelling;
- planning permission to remove existing porch and replace with single storey extension to front and side with tiled roof;
- internal alterations; extend front vehicular access; associated site works.

SEA Sensitivity:

St Patrick's Architectural Conservation Area (ACA).

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Zoning:

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

Consultations:

Water Services: Additional information requested
Irish Water: No response
Roads: No objection subject to standard conditions
ACO: Concerns raised; additional information

Submissions/Observations /Representations

Final date for submissions 19/10/21. No objections received

Relevant Planning History

Subject site

None for subject site.

Adjacent sites

SD12B/0315. New 215mm thick boundary wall to the rear to run along the entire rear boundary of the property, 91m long and will have an average height of 2.49m with a maximum height of 2.97m.

SD11A/0230. Build a 2 storey hockey pavilion with garage and yard etc. beside the sports hall.
Grant Permission

Relevant Enforcement History

None recorded for the subject site

Pre-Planning Consultation

None recorded for the subject site.

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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards

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,*

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- *Try to expose and complement rather than hide or cover original distinctive features of 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.*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Relevant Government Guidelines

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

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning

Authorities, Department of the Environment, Heritage and Local Government (2008).

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, (2008).

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

Assessment

The main issues for assessment relate to Zoning and Council policy, Residential and Visual Amenity, roads and access, and water services.

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Zoning and Council policy

The site is located in an area with zoning objective 'RES', '*To protect and / or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan (not including design which is addressed within the 'residential and visual amenity' section of the report).

St Patrick's Cottages Architectural Conservation Area.

The Architectural Conservation Officer's report states that under the County Development Plan review, St. Patricks Cottages were designated as an Architectural Conservation Area (ACA)...

"Previously St. Patricks were all listed individually as Protected Structures but were deemed important as a coherent group of structures rather than individually, albeit with the insertion of the later Tara Hill in the 1960s.

The proposed extension is considered not in keeping with the adjoining Tara Hill houses and therefore it is considered that in order to lessen any visual impact the extension should be contemporary in nature and should take a design cue from the original 1960s simple design style. The front extension does not reflect the original style in its overall construction, design and use of materials. In principle an extension to the side that is contemporary and high quality may be acceptable with perhaps an addition to the rear depending on the overall design and scale, given that the property is at the end of a terrace.

In order to allow an extension at this location the applicant would need to submit a revised design that reflects the original building type and overall style to ensure an addition to the existing 1960s dwelling adds architectural interest and quality within the ACA and the existing building stock which is currently made up of a mix of early 20th Century brick TJ Byrne houses, single-storey and two-storey, St. Patricks Cottages and the 1960s flat roofed Tara Hill. Currently the proposed development is not sensitive to its surrounding and context of the ACA nor does it try to provide for a contemporary addition that would sit sensitively in contrast to the existing house and its adjoining neighbours."

The Planning Authority agrees with Architectural Conservation Officer's recommendations. Any proposed extension, especially to the front of a dwelling forming part of an ACA should be sensitively designed and if this is not possible all new development should be contained to the rear and off the front building façade. The applicant is therefore advised to seek advice and the services of a qualified architect to assist with the design for a new extension within an ACA.

Residential and Visual Amenity

Front extension, Porch and Side Extension

- A single storey extension is proposed to the front and side of the property. It extends by 1.5m beyond the existing front building line and extends the entire width of the dwelling (approximately 5.7m) and beyond the existing western (side) building line by approximately 3.4m (a total length of approximately 9 metres). The side return measures 9.4m and

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truncates at the original rear building line. The proposed structure(s) will have an overall height of 3.9m (2.4m to eave height). Note the existing flat roof dwelling has an overall height of 5.9m.

- The overall floor area measures approximately 32.7sq.m
- The porch, front and rear extension comprises an extended hall and sitting room and creates an additional bedroom, toilet/shower room and utility room.
- It is proposed to remove the original 'tear-drop' window at first floor level from the front elevation and it also appears that the vertical emphasis corrugated material is also proposed to be removed from the front façade. The removal of both these elements would have a serious detrimental impact on the original character of the dwellings in the area and is unacceptable within an ACA.

Notwithstanding, other front extension projections constructed in proximity the proposal is not consistent with sentiment behind the designation of the ACA and the applicant should seek a more sensitive proposal that will lessen the impact and complement the existing structure.

Retention Extension

- The 22sq.m flat roof rear ground floor extension projects 3.8m from the rear property line of the house and has an approximate height of 3.2m (measured from drawing).
- No windows are provided on the side elevations of the rear extension. French-doors are placed in the northern (rear) elevation. A raised rooflight appears to be located in the roof of the rear extension. This rooflight changes in size and protrusion when viewed in the 'proposed rear elevation' drawing and the 'Retention Section' drawing.

The rear extension to be retained is of a simple design and fortunately does not appear to have had a negative impact on the first-floor character of the original dwelling. It is considered that the rear extension would not give rise to undue overshadowing, overlooking of adjoining residential amenity and is therefore acceptable.

Other

- The rear amenity space is in excess of 60sq.m. This is considered to be acceptable.
- There are a number of structures located in the back garden which are not identified on the site layout plan. These will not have an impact on the minimum rear amenity requirements, but this information is requested by way of additional information.

Roads and Access

A 3.2m wide entrance gate, 1.2m high piers and 900mm high wall are proposed. This conforms to the appropriate policies of the CDP and is deemed acceptable. It replaces a similar existing gate and wall.

The Roads Department has requested standard conditions regarding the boundary walls, gates and entrance width. Appropriate conditions will address these.

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The Architectural Conservation Officer states that *'the proposed new vehicular entrance and boundary is an improvement from the existing design and type'*.

Having regard to both the Roads Department and the Architectural Conservation Officer's reports, the Planning Authority considers, subject to conditions, that the modifications to the proposed access is acceptable.

Water Services

Water services has requested additional information as follows:

'There is an existing 300mm surface water drainage pipe running south to north immediately west of the applicant western boundary however the exact route, condition and depth of this pipe is unknown. Water Services have concerns regarding the distance between the proposed side extension and this existing surface water drainage pipe.

The applicant is required to submit a report which confirms the exact route and depth of this pipe. The applicant is also required to submit a drawing in plan and cross section view showing the route and invert level of the pipe in relation to the proposed extension. A minimum clear distance between the proposed extension and outer diameter of existing surface water pipe shall be 3m. Where the depth to invert of the pipe exceeds 3m, the boundary of the clear distance shall not be within the 45- degree line of influence from the base of the pipeline trench.

The applicant shall contact South Dublin County Council Water Services section prior to carrying out any investigation works. A member of the Water Services section must be in attendance during any investigation works involving the existing surface water drainage pipe to the west of the site.'

This information will be submitted by way of additional information.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

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.

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Other considerations

Development Contributions

- Retention of single storey extension to rear of existing end of terrace dwelling;
- planning permission to remove existing porch and replace with single storey extension to front and side with tiled roof;
- internal alterations; extend front vehicular access; associated site works.

No previous extension.

Retention 16.64sq.m. Contributions required

Permission. 31.32sq.m. No contributions required as no previous extensions

Contributions required for 16.64sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	47.96sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	273.83m2

Conclusion

Additional information is requested regarding the proposed design (within an ACA), existing water pipe and site layout.

Recommendation

Request Further Information.

Further Information

Further Information was requested on the 9th of November 2021.

Further Information was received on the 5th of January 2022 (not deemed significant).

Further Information Consultations

Water Services: Clarification of further information requested.

Irish Water: No response.

ACO: No objection subject to conditions.

Item 1 Requested

The applicant should note that 1 Tara Hill is located within the St Patrick's Architectural Conservation Area and the character of which is therefore protected and requires special design consideration. The proposed extension is considered not to be in keeping with the original character of adjoining Tara Hill houses and could be deemed to be detrimental to the ACA. The proposed removal of the original 'tear-drop' window at first floor level from the front elevation, the proposed removal of the vertical emphasis corrugated material, the bulk, scale and mass of the structure to the front of the property and the proposed use of concrete block structure with smooth concrete render finish are not deemed to be acceptable. The applicant is therefore requested to:

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(i) to seek advice and the services of a qualified architect to assist with the design for a new extension within an ACA.

(ii) submit a revised design that reflects the original building type and overall style to ensure an addition to the existing 1960s dwelling adds architectural interest and quality within the ACA and the existing building stock which is currently made up of a mix of early 20th Century brick TJ Byrne houses, single-storey and two-storey, St. Patricks Cottages and the 1960s flat roofed Tara Hill.

(iii) The revised design should locate any proposed extension to the side (behind the front building line) and to the rear. If the applicant seeks to locate an extension forward of the front building line the qualified architect should ensure that it is contemporary and high quality and demonstrate that it will enhance the ACA and the character of the area. Please note that the Planning Authority prefers the option to locate all structures behind the front building line and retain the original character of the front façade.

(iv) A full photographic survey of the front, side and rear elevations.

Prior to responding to this item of Additional Information the applicant should consult with the Council's Architectural Conservation Officer and submit a written report that has been agreed.

***Please note that all of the above is subject to the location of the existing 300mm surface water drainage pipe running south to north immediately west of the site's western boundary, and any proposed structures must address the location of this infrastructure once established.*

Assessment:

The applicant has submitted a revised design for the front of the extension. The floor area has not been altered. SDCC's Architectural Conservation Officer has reviewed the further information submitted and states the following:

A revised design has been submitted as part of the AI submission. It is considered that the revised design has provided for a flat roof single-storey extension to the front and side of the existing property. The design has been kept simple and can be considered to be more in keeping with the 1960s house. Justification has been provided as to the need for additional floor space to the front and side in allowing for additional living space. The proposed front elevation of the proposed extension has included tear-drop windows to reflect the original type windows of the 1960s properties, flat roof and smooth render finish. It should be noted that the proposed elevation of the revised design does not show the original window type above the front door or the corrugated cladding at this location, which is a design feature of Tara Hill Houses. It is considered that these design elements must be retained as part of the proposed development.

It is recommended that the following conditions be attached to any grant of permission:

- Details of the final paint colour and finishes to the exterior of the proposed extension, new windows and doors should be submitted for agreement and approval.*
- The proposed front elevation drawing of the proposed extension does not show the original tear-drop (original window) window above the front door or the corrugated cladding at this location, which is a design feature of Tara Hill Houses. It is considered that these design elements must be retained as part of the proposed development and therefore needs to be indicated on the revised drawing for the proposed development, details of which should be submitted prior to the commencement of works for agreement and approval.*

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This report is noted and should be conditioned in the event of a grant of permission. This further information item has been fully addressed subject to conditions.

Item 2 Requested

(i) There is an existing 300mm surface water drainage pipe running south to north immediately west of the site's western boundary. The exact route, condition and depth of this pipe is unknown. The Water Services Department has concerns regarding the distance between the proposed side extension and this existing surface water drainage pipe. The applicant is therefore requested to submit a report by way of additional information which confirms the exact route and depth of this pipe.

(ii) The applicant is also requested to submit a drawing in plan and cross section view by way of additional information showing the route and invert level of the pipe in relation to the proposed extension. A minimum clear distance between the proposed extension and outer diameter of existing surface water pipe shall be 3m. Where the depth to invert of the pipe exceeds 3m, the boundary of the clear distance shall not be within the 45- degree line of influence from the base of the pipeline trench.

The applicant shall contact South Dublin County Council Water Services section prior to carrying out any investigation works. A member of the Water Services section must be in attendance during any investigation works involving the existing surface water drainage pipe to the west of the site.

Assessment:

Water Services has reviewed the further information submitted. They request clarification of further information relating to the existing 300mm surface water drainage pipe running south to north immediately west of the site. The applicant has not provided detail on the exact route, condition and depth of the pipe and distance from the proposed extension. Water Services have concerns regarding the distance between the proposed extension and this existing pipe. **This should be addressed via clarification of additional information.**

Water Services also state to include water butts as part of SuDS (Sustainable Drainage Systems) for the site, which can be conditioned.

Item 3 Requested

The applicant is requested to submit to the Planning Authority, by way of additional information, a revised site layout plan which identifies all rear garden structures and include dimensions, elevations, and floor areas.

Assessment:

The applicant has submitted a revised site plan showing the revisions to the proposed extension. Given that sufficient rear amenity space would remain after the proposal and existing structures it is considered this item has been satisfactorily addressed.

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Conclusion

Clarification of additional information should be requested in relation to the existing 300mm surface water drainage pipe running south to north immediately west of the site. This is to ensure that the proposed extension is sufficiently setback from and would not negatively impact this infrastructure.

Recommendation

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

1. Insufficient information has been submitted to fully address additional information item (2). There is an existing 300mm surface water drainage pipe running south to north immediately west of the site, however, the exact route, condition and depth of this pipe is unknown. Water Services have concerns regarding the distance between the proposed side extension and this existing surface water drainage pipe.
The applicant is requested to submit a report which confirms the exact route and depth of this pipe. The applicant should include any site photographs where possible of any trial holes which locate the pipe. The applicant should also submit a drawing in plan and cross section view showing the route and invert level of the pipe in relation to the proposed extension. A minimum clear distance between the proposed extension and outer diameter of existing surface water pipe shall be 3m. Where the depth to invert of the pipe exceeds 3m, the boundary of the clear distance shall not be within the 45- degree line of influence from the base of the pipeline trench.
2. The proposed front elevation drawing of the proposed extension does not show the original tear-drop (original window) window above the front door or the corrugated cladding at this location, which is a design feature of Tara Hill Houses. It is considered that these design elements must be retained as part of the proposed development and therefore needs to be indicated on the revised drawing for the proposed development. The applicant is requested to submit details of same by way of clarification of further information.

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REG. REF. SD21B/0490

LOCATION: 1, Tara Hill Crescent, Dublin 14



**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:

1/2/22



Eoin Burke, Senior Planner