

Comhairle Chontae Atha Cliath Theas

PR/0163/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0605 **Application Date:** 02-Dec-2021
Submission Type: New Application **Registration Date:** 02-Dec-2021

Correspondence Name and Address: Mark Langrell Shomera, Unit 10, Dunshaughlin Business Park, Dunshaughlin, Co. Meath

Proposed Development: Demolition of single storey hipped roof extension and flat roof shed to the rear of existing building; proposed combination of single storey and two storey flat roof extensions to rear of existing building; proposed flat roof attic dormer to the rear; associated internal modifications and site works.

Location: 29, Cherryfield Road, Walkinstown, D12C8E2

Applicant Name: Zoe Faulder O'Brien & Dave O'Brien

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.025 Hectares as stated per application.

Site Description:

The site contains a two storey mid-terrace dwelling with pitched roof and has a relatively long rear garden. It has a relatively large single storey rear extension and has two shed structures. There is a narrow laneway to the rear. It is noted there are rear dormers currently in situ for both immediate adjoining neighbours. (No.27 Cherryfield Road granted permission under SD08B/0442) and (No.31 Cherryfield Road, no permission traced). The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance.

Proposal:

The proposed development comprises of the following:

- Demolition of single storey rear hipped roof extension and flat roof shed.
- Construction of single storey and two storey flat roof extensions to rear.
- Construction of rear dormer (non-habitable).
- Proposed works measure c.57.7sq.m.

Zoning:

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

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Consultations:

Surface Water Drainage – **Additional Information** recommended.

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

SD08B/0442: 27, Cherryfield Road, Walkinstown, Dublin 12.

Partial removal of the existing roof to the rear of the existing two storey dwelling and construction of new dormer extension with flat roof, comprising of a new bedroom with en-suite, within the existing attic space, together with all associated site and ancillary works.

Decision: **GRANT PERMISSION.**

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).

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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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
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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.

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Visual and Residential Amenity

Demolition

The demolition of the single storey rear extension and the demolition of the existing shed is considered acceptable.

Single storey rear extension

The extension will be built to the boundary with both immediate adjoining neighbours and will project outwards from the main rear building line by c.7.76m. At c.6.0m it will span the full width of the existing dwelling. It will have a flat parapet roof with a ridge height of c.3.2m. In the context of current development on site and adjacent sites, this would be acceptable and would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

First floor rear extension

The first floor extension will be built to the boundary with the immediate neighbour to the north and will be offset by c.2.0m from the immediate neighbour to the south. It will have a flat parapet roof with a parapet height of c.6.1m. The extension will project outwards from the main rear building line by c.4.75m which is excessive and the Planning Authority would have significant concerns regarding the excessive depth of projection and impact on residential amenity by way of overbearing and overshadowing. It is considered this may be addressed by way of **additional information** whereby the applicant is requested to submit revised drawings clearly showing the depth of projection of the first floor extension is significantly reduced.

Rear dormer (non-habitable)

The rear dormer will be inset slightly by c.0.4m from both immediately adjoining neighbours. It will be set appropriately above the eaves of the existing dwelling and will not project above the ridge of the roof of the existing dwelling which is acceptable.

Services and Drainage

Surface Water Drainage recommends **Additional Information** be requested and Irish Water recommend no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: **Further Information Required:**

1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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1.2 The applicant is required to submit a revised 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 the surface water drainage network.*

1.3. Include water butts and Green sedum roof on flat roof extension as part of additional SuDS (Sustainable Drainage Systems) 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.

Flood Risk Report: No Objection

It is considered appropriate to request the **Additional Information** above.

An extract taken from the Irish Water report states the following:

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.

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

Other Considerations

Development Contributions

- Single storey and two storey rear extension & non-habitable rear dormer.
- Proposed works measure c.57.7sq.m. as stated.
- Proposed extensions will be built on footprint of existing single storey rear extension which is to be demolished.
- 40sq.m. exemption remains.
- Assessable area is c.17.7sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential –extensions	57.7sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.025

Conclusion

Request Additional information

Recommendation

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

1. The extension will project outwards from the main rear building line by c.4.75m which is extremely excessive (given that this is a terraced dwelling) and the Planning Authority

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would have significant concerns regarding the depth of projection. The applicant is requested to submit revised scaled drawings clearly showing the depth of projection of the first floor extension significantly reduced. Such reduction in height should be significant in order to reduce the overbearing impact on flanking dwellings. The applicant is requested to consult the SDCC House Extension Guide 2010 and demonstrate that any revised proposal will not adversely impact on amenity by way of overshadowing.

2. The applicant is requested to submit the following information:
 - (a) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit 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) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should 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 the surface water drainage network.
 - (c) Include water butts and Green sedum roof on flat roof extension as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

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REG. REF. SD21B/0605

LOCATION: 29, Cherryfield Road, Walkinstown, D12C8E2

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: 4/2/22



Eoin Burke, Senior Planner