

# Comhairle Chontae Atha Cliath Theas

**PR/0142/22**

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

**Reg. Reference:** SD21B/0607      **Application Date:** 02-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 02-Dec-2021

**Correspondence Name and Address:** Nicole Barrett, John Madden & Associates Blackhall Street, Mullingar, Co. Westmeath

**Proposed Development:** Two storey side extension and a single storey rear extension (total extension area = 115.4sq.m) with internal modifications and all associated site works. Permission is also sought to demolish part of the existing house that juts out (lean-too) (5.1sq.m) to the rear of the existing dwelling.

**Location:** 10, Haydens Park Close, Lucan, Dublin, K78 NH50

**Applicant Name:** Eithne & Martin Dorgan

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.036 Hectares on the application.  
Site Visit: 23<sup>rd</sup> of December 2021.

### **Site Description**

The subject site is located at the end of Haydens Park Close and on the corner of a roundabout on Griffeen Avenue. The site consists of a two storey, semi-detached dwelling with a hipped roof. The streetscape consists of housing of a similar form and character.

### **Proposal**

Permission for the construction of a two storey side extension and a single storey rear extension (total extension area = 115.4sq.m) with internal modifications and all associated site works. Permission is also sought to demolish part of the existing house that juts out (lean-too) (5.1sq.m) to the rear of the existing dwelling.

### **Zoning**

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

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### Consultations

Water Services – further information requested.

Irish Water – further information requested.

Public Realm – no report received.

Roads Department – no report received.

SEA Sensitivity Screening – no overlap indicated.

### Submissions/Observations /Representations

None received.

### Relevant Planning History

#### *Subject site*

S97A/0559 & S97A/0559/EP

767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi-detached houses, 350 no. two storey 3 bedroom semi-detached houses, and 36 no. two storey 2 bedroom semi-detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker road to Griffeen Road via three new roundabouts; all on site of approx. 49 hectares. **Permission and Extension of Permission granted.**

#### *Adjacent sites*

SD06B/0121 5, Haydens Park Walk

Single storey extension to the side including removing the existing single storey projection with internal alterations and associated site works. **Permission refused due to the proposed extension being located approx. 2 m from the existing public watermain.**

### Relevant Enforcement History

None relevant to the subject site.

### Pre-Planning Consultation

None recorded for the subject site according to APAS.

### Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

*Section 2.4.1 Residential Extensions*

*Policy H18 Residential Extensions*

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*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 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 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 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including on side and rear extensions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Side extensions:

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
  - *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;*
  - *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;*
  - *if the house is detached or on a large site or in a prominent location such as the corner*

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*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.*
- 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 or 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.*

### **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.*

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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.*

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).*

*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, (2009).*

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

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Access and Parking;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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

The proposed development is consistent in principle with zoning objective RES – ‘*To protect and/or improve residential amenity*’. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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

The proposed development would provide for a two storey side extension and single storey rear extension. The two storey extension would extend approx. 4.0m from the side (northern) elevation of the existing dwelling. The extension would be approx. 8.1m in overall height and sit approx. 0.1m lower than the overall height of the existing dwelling. The extension would have a hipped roof to match existing. It would be setback approx. 0.4m from the front building line of the dwelling and extend approx. 2.0m to the rear. The design of the extension is considered to be in compliance with the House Extension Design Guide.

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Part of the two storey element would protrude to the rear and the remainder of the rear extension would be single storey. The single storey element would have a flat roof, which is considered compliant with the House Extension Design Guide given that it would not be highly visible from the surrounding area. The rear extension, along with the proposed canopy, would extend approx. 3.3m along the side boundary with No. 9 Haydens Park Close. The height of the extension would be approx. 3.1m.

Given the scale of the extension, and setback of the two storey element from the side boundary, it is not considered that the proposal would have an unacceptable overbearing, overshadowing or overlooking impact on No. 9. The first floor would be setback approx. 20m from directly opposing windows at No. 5 Haydens Park Walk. However, this is considered to be acceptable in this instance.

The proposed development would be setback approx. 1.0m to 2.7m from the side (northern) boundary. It would extend (including canopy) approx. 16.8m at ground floor and approx. 10.7m at first floor when viewed from this boundary. Given the proposed development's design, and that fact that this boundary does not adjoin residential development, it is therefore acceptable. Irish Water, however, has a concern in regard to the proposal's setback from public infrastructure at the northern boundary, which is discussed in the following section.

The proposal would provide for extended dining, kitchen and living rooms at ground floor level and rearrangement of bedrooms at first floor level, with a new master bedroom. The bedrooms would meet the minimum floorspace requirements of the County Development Plan. The applicant states that approx. 86.5sq.m of rear amenity space would remain, which is compliant with the County Development Plan. The proposed external materials would match or complement the existing dwelling.

The extent of dual aspect at this corner site shall be increased by further information or condition.

In summary, the proposed development is considered to comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact in terms of residential and visual amenity.

### ***Services and Drainage***

Water Services has reviewed the proposed development and requests further information in relation to surface water:

*1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface*

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*water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.*

*1.2 The applicant shall submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.*

Irish Water has reviewed the proposed development and requests further information:

### *1 Water*

*1.1 The proposed development is less than 1m from a 200mm ductile iron public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 5m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.*

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

### *2 Foul*

*2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).*

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

These reports are noted and should be requested **via additional information**. Of particular concern is the setback of the proposed development from the existing public watermain. The applicant should engage with Irish Water's diversions section on this. The result may mean a redesign of the proposed extension is required so that a sufficient setback can be achieved. Should the proposal be revised the applicant should be requested to submit a full set of revised drawings for assessment.

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### *Access and Parking*

No report was received from the Roads Department. The proposed extension would not extend beyond the front building line of the existing dwelling and therefore parking in front is not impacted.

### *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.

### Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not impact the operation of existing public infrastructure and would, therefore, be in accordance with 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 proposed development is less than 1m from a 200mm ductile iron public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 5m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to



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Request for Further Information.

If the response requires a redesign of the proposed development, the applicant is requested to submit a full set of revised drawings for assessment.

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

2. The applicant has not submitted surface water drainage plans for the proposed development and is requested to submit the following:
  - (a) 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 shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.
  - (b) A drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.
3. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is therefore requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All development shall be carried out in compliance with Irish Water Standards codes and practices.
4. The applicant is advised that the window ope sizes on the side (north) elevation do not provide adequate passive surveillance of the street. The applicant is requested to provide increase the dual aspect frontage of the dwelling and clearly delineate the side boundary treatment. A low boundary wall for the extent of the house should be considered.

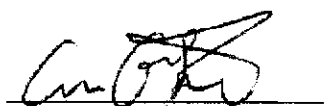
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**REG. REF. SD21B/0607**

**LOCATION: 10, Haydens Park Close, Lucan, Dublin, K78 NH50**

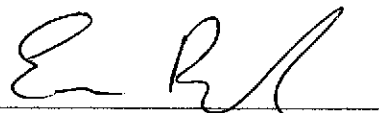


**Caitlin O'Shea,  
Senior Executive Planner**

**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**