

Comhairle Chontae Atha Cliath Theas

PR/0143/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0609 **Application Date:** 03-Dec-2021
Submission Type: New Application **Registration Date:** 03-Dec-2021

Correspondence Name and Address: Paul Flanagan, Flanagan Architects 8 Argus House,
Greenmount Office Park, Harold's Cross, Dublin 6W

Proposed Development: Alterations to the front and rear elevations; single
storey extension to rear of existing dwelling.

Location: 53, Wainsfort Road, Terenure, Dublin 6w

Applicant Name: Majella Slevin & Pdraig Woods

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.04 Hectares on the application.
Site Visit: 23rd of December 2021.

Site Description

The subject site is located on Wainsfort Road within an existing housing estate in Terenure. The site consists of a two storey, semi-detached dwelling with a hipped roof and existing extensions to the front, side and rear. The streetscape consists of housing of a similar form and character.

Proposal

Permission for alterations to the front and rear elevations; single storey extension to rear of 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.

Consultations

Water Services – further information requested in relation to surface water.
Irish Water – further information requested in relation to foul water.

SEA Sensitivity Screening – no overlap indicated.

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Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

S99B/0636

Single storey extensions at front and rear, 2 storey extension at side incorporating garage conversion. **Permission granted.**

Adjacent sites

SD14B/0046 55 Wainsfort Road

Demolition of the existing garage to the side and the construction of new two storey extension with pitched roof; new single storey extension to rear with flat roof; addition of new porch and projection; conversion of attic with new dormer windows to rear; widening of vehicular access. **Permission granted.**

SD05B/0198 51 Wainsfort Road

Garage conversion and kitchen extension to the rear, two bedrooms over the garage and kitchen extension, a 'velux' rooflight in the roof at the rear and ancillary works to the dwelling house. **Permission granted.**

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

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).

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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 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.*

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).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

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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;
- 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 alterations to the front and rear elevations and the construction of a single storey rear extension. The existing windows on the front and rear elevation would be replaced with new aluminium/wood windows. The new windows would match the existing fenestration and so these alterations are therefore acceptable. The existing double doors to the rear would be replaced with a window. A new door to the rear garden would be provided on the new extension.

The existing rear extension would be further extended by approx. 2.7m. However, it is noted a total extent of approx. 6.1m (depth) and approx. 4.8m (width) of the rear extension would be redesigned. The new extension would be approx. 0.9m from the closest side boundary (northern), with No. 51 Wainsfort Road. The extension would be approx. 3.6m in height at parapet height. Given the height and extent of the redesigned and extended part of the rear extension the Planning Authority has concerns in regard to the potential overbearing impacts on No. 51 Wainsfort Road. The proposed extent of the extension might be acceptable should the applicant reduce the height of the extension

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from 3.6m and demonstrate that the revised proposal would not significantly negatively impact No. 51. **This should be requested via additional information.** A full set of revised drawings should be submitted for assessment. A proposed elevational drawing of the northern side of the development should be submitted.

The extension would have a flat roof, which is compliant with the House Extension Design Guide, given that it would not be highly visible from the surrounding area. The proposed external materials, including brickwork, would match the existing dwelling. The proposal would provide for the extension and rearrangement of the kitchen, family and dining areas at ground floor level. It would leave sufficient rear amenity space to comply with the County Development Plan.

The drawings state that the existing gap between the parapet walls at the subject site and No. 51 would be blocked up and finished to match existing and capped with a concrete capping. A note should be added in the event of a grant of permission advising that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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 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 AJs, 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

1.2 The applicant is required to 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 in relation to foul water:

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

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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.

These reports are noted, and these items should be **requested via additional information**.

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 seriously injure the amenities of the area or of property in the vicinity 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. Given the height and extent of the redesigned and extended part of the rear extension the Planning Authority has concerns in regard to the potential overbearing impacts on No. 51 Wainsfort Road. The proposed extent of the extension might be acceptable should the applicant reduce the height of the extension from 3.6 m and demonstrate that the revised

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proposal would not significantly negatively impact No. 51. The applicant is requested to submit a revised proposed development addressing this concern. A full set of revised drawings should be submitted for assessment. A proposed elevational drawing of the northern side of the development should be submitted.

2. The applicant has not submitted surface water drainage plans for the proposed development and is therefore 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. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.
 - (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. All development shall be carried out in compliance with Irish Water Standards codes and practices.

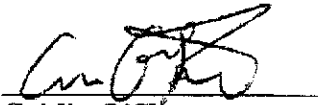
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REG. REF. SD21B/0609

LOCATION: 53, Wainsfort Road, Terenure, Dublin 6w



**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:

7/2/22



Eoin Burke, Senior Planner