

# Comhairle Chontae Atha Cliath Theas

**PR/0141/22**

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

**Reg. Reference:** SD21B/0611      **Application Date:** 06-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 06-Dec-2021  
**Correspondence Name and Address:** Niall Duggan 4, Carrigmore Close, Aylesbury,  
Tallaght, Dublin 24  
**Proposed Development:** Retention permission for ground floor front porch with  
pitched roof over; permission for ground floor side and  
rear extension with pitched roof over and 4 roof lights.  
**Location:** 19, Hillsbrook Grove, Dublin 12  
**Applicant Name:** Paul Doyle  
**Application Type:** Permission and Retention

(AOCM)

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

**Site Area:** stated as 0.03 hectares

#### **Site Description:**

The application site contains a two storey, semi-detached/end-of-terrace house with a hipped roof, located on Hillsbrook Grove a cul-de-sac of similar dwellings. The surrounding area is residential in nature.

#### **Site visited:**

10 January 2022

### **Proposal:**

**Retention** permission is sought for the following:

- Pitched roof front porch extension (3.3sq.m)

**Permission** is sought for the following:

- Construction of pitched roof ground floor side and rear extension (27sq.m) with a maximum height of approximately 3.8m

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

### **Consultations:**

Surface Water Drainage – Further information recommended

Irish Water – Further information recommended

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### **Submissions/Observations /Representations**

Submission expiry date – 18/01/2022

No submissions or observations received

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for 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*

*(i) Extensions*

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

### **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 of the Environment, Heritage and Local Government, (2007).

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - 'To protect and/or improve residential amenity'. A residential extension is 'Permitted in Principle' under this zoning objective.

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### Residential and Visual Amenity

The proposal is for retention of a single storey, pitched roof porch extension to the front (3.3sq.m) and permission for a 27sq.m side and rear extension with a hipped roof to front and pitched roof to rear to incorporate additional living space at ground floor level. No other alterations are noted from the drawings.

The front porch to be retained extends approximately 1.9m from the front building line. While this is in excess of the 1.5m recommended by the House Extension Design Guide, it is not considered excessive in the context of its size and location on the front elevation of the dwelling. A minimum driveway length of 5.6m is retained, with a maximum driveway length in excess of 7m. This is considered acceptable given the location of the vehicular entrance to the site, resulting in cars parked to the side of the porch, and not directly in front with the shortened driveway. The style of the porch and the materials used are complementary to the existing dwelling.

Based on the above, retention of the porch is considered acceptable.

The proposed extension would be setback approximately 1.1m from the original front building line of the house, with a maximum height of approximately 3.8m. When viewed from the front the extension would have a hipped roof, with one window on the front elevation. Materials would match the existing dwelling. To the rear the extension would protrude approximately 3.5m. Despite an existing shed at the end of the rear, a rear garden in excess of 100 sqm would be retained and this is considered acceptable. Side access is retained, with a distance of 1.3m between the extension and the side boundary. There would be 4 rooflights on the roof of the side and rear extension. Given the size, location and orientation of the extension it is not considered that there would be any detrimental impacts to neighbouring properties through loss of light, overshadowing or overlooking. It is considered that the proposed development is compliant with the recommendations of the House Extension Design Guide and the policies and objectives of the Development Plan 2016-2022.

Based on the above, the proposed extension is considered acceptable.

### Services, Drainage and the Environment

Water Services has reviewed the application and has recommended further information is sought as follows:

*The applicant is required to submit a drawing showing the distance between the proposed extension and the existing private surface water drain to the south west of the site. The drawing shall show the invert level of the existing surface water drain in relation to the proposed foundations. Drawings must show that the existing drain will not be adversely affected by loading being imposed from the proposed development. 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](mailto:servicemaps@sdublincoco.ie).*

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In the event of a grant, Water Services has recommended a **condition** be attached requiring the provision of water butts.

Irish Water has reviewed the application and has recommended **further information** be sought in relation to foul water as follows:

*The applicant is required to submit a drawing showing the distance between the proposed extension and the existing private foul drain to the south west of the site. The drawing shall show the invert level of the existing foul drain in relation to the proposed foundations. Drawings must show that the existing drain will not be adversely affected by loading being imposed from the proposed development. 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.*

In the event of a grant Irish Water has recommended standard **conditions** in relation to compliance with Irish Water standards codes and practices.

It is considered prudent to request the recommended **further information** to ensure there are no impacts on existing private surface water and foul drainage in the area. In the event of a grant, recommended **conditions** should be attached to ensure provision of SuDS and compliance with best practice.

### Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### 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.

### Conclusion

Having regard to the consultations from Water Services and Irish Water, it is considered that additional information is required as follows:

- The applicant is required to submit drawings showing the distance between the proposed extension and the existing private surface water drain and private foul drain to the southwest of the site. The drawings shall show the invert level of the existing surface water and foul drains in relation to the proposed foundations. Drawings must show that the existing drains

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will not be adversely affected by loading being imposed from the proposed development. 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@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

### **Recommendation**

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

1. The applicant is requested to submit drawings showing the distance between the proposed extension and the existing private surface water drain and private foul drain to the southwest of the site. The drawings shall show the invert level of the existing surface water and foul drains in relation to the proposed foundations. Drawings must show that the existing drains will not be adversely affected by loading being imposed from the proposed development. 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@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

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**REG. REF. SD21B/0611**

**LOCATION: 19, Hillsbrook Grove, Dublin 12**

*jjohnston*  
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**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:**

7/2/22

  
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**Eoin Burke, Senior Planner**