
Planning Report

Residential Infill Development

Site to the Rear of The Copper Kettle, Main Street, Rathcoole, Co. Dublin

Robert Turley

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1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 have prepared this planning report on behalf of Robert Turley to accompany a planning application to South Dublin County Council for development at a site to the Rear of The Copper Kettle, Main Street, Rathcoole, Co. Dublin. The proposal, as per the description contained within the statutory planning notices, provides for:

'(i) construction of 1 no. two-storey two-bedroom infill dwelling served by private amenity space to rear and 1 no. on-curtilage vehicular parking space accessible via Barrack Court; (ii) provision of 2 no. replacement vehicular parking spaces for use by residents of Barrack Court; and, (iii) all ancillary works, inclusive of SuDS surface water drainage, site works, boundary treatments and landscaping, necessary to facilitate the development.'

This report sets out the planning merits of the proposal in the context of the requirements of the South Dublin Development Plan 2016-2022 and other policy documents and relevant standards of the planning authority. It is submitted that the proposal accords with the proper planning and sustainable development of the area and therefore, permission should be granted accordingly.

2.0 Site Description

The development site is located in a mature residential area, which comprises a mix of housing types with established and newer residential developments, and is situated to the north of Main Street, Rathcoole. The red line of the site extends to 0.04ha and is currently an underutilised backland plot to the rear of The Copper Kettle café. The site is enclosed to the east by Barrack Court, to the north and west by Aubrey Manor, and to the south by The Copper Kettle.



Figure 1.0 Aerial view showing the immediate locational context of the subject site, red outline. We note that the applicant's ownership extends to the immediate south as per the blue outline.

As per Figure 1.0, the development site is accessible via the Barrack Court housing development situated to the immediate east of the site and off Main Street, Rathcoole. We would consider the subject site to represent an ideal location for infill development given its proximity to existing services, inclusive of recreational, educational and retail facilities, within Rathcoole.

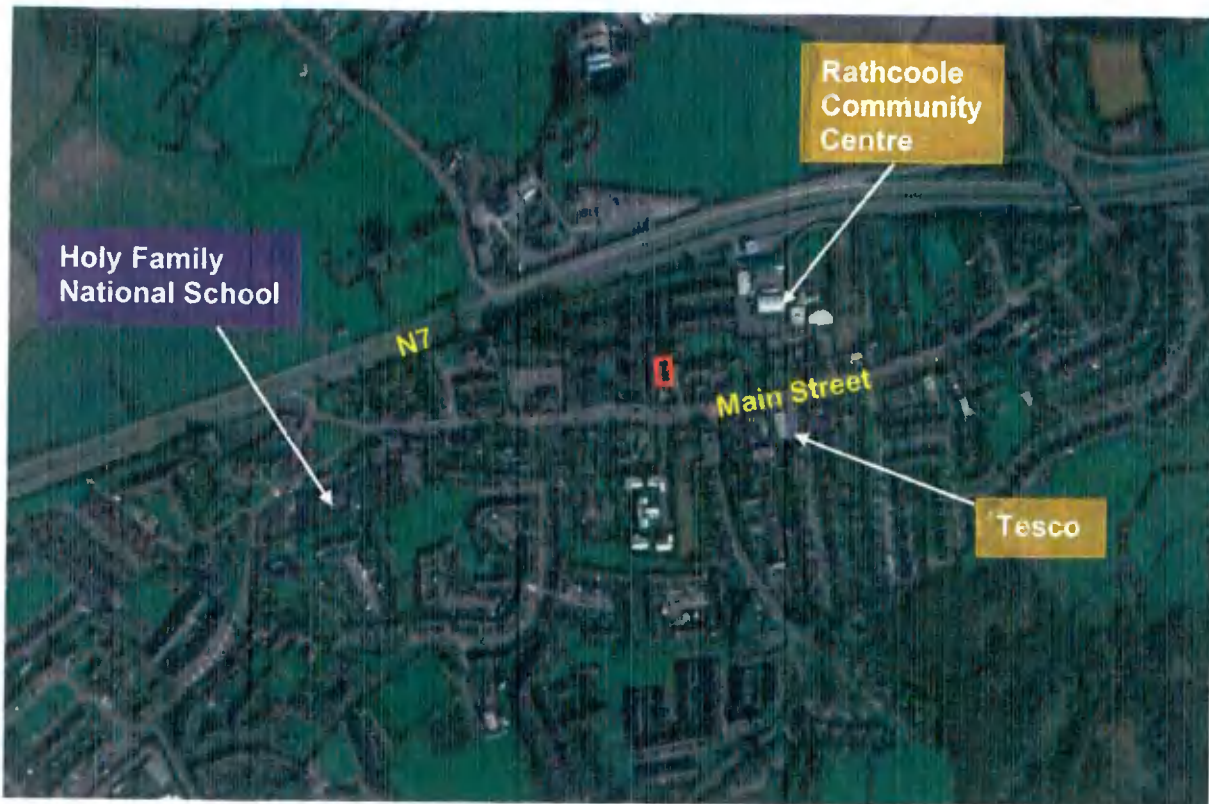


Figure 2.0 Aerial view showing the wider locational context of the subject site, red outline.

3.0 Site Planning History

A review of the South Dublin County Council planning register has found the following previous planning applications for development to the rear of The Copper Kettle, Main Street, Rathcoole, Co. Dublin.

Reg. Ref. SD18A/0138 Planning permission was refused by South Dublin County Council on 18th June 2018 for a two storey, detached 3 bedroom (plus study) dwelling houses, with 2 off street parking spaces, relocation of 2 existing parking spaces from Barrack Court, adjacent to the site, onto the site, new access roadway, footpath and all associated ancillary works.

Following assessment by South Dublin County Council, the above application was refused on the basis of 6 no. reasons as outlined below.

1. *The proposed development, by virtue of its close proximity to adjoining properties in Aubrey Manor and Nos. 5 and 7 Barrack Court, would create a significant overbearing and overshadowing impact which would seriously injure the residential and visual amenities of these properties. The proposal would therefore constitute overdevelopment of the site which would materially contravene the 'RES' zoning objective for the area, would be contrary to the policies, objectives and standards set out in the current South Dublin County Council Development Plan and would not be in accordance with the proper planning and sustainable development of the area.*
2. *The site of the proposed development is situated within Rathcoole Village Architectural Conservation Area (ACA) and is to the rear of a protected structure RPS Ref. 317. The application is deficient as no Architectural Impact Assessment was submitted to address the potential visual impact the proposal would have on the ACA and on the adjacent protected structure.*
3. *Landscape issues were not addressed in this application. A landscape design rationale along with a comprehensive and detailed landscape plan would be required. Additional details would be required to address the shared boundary with the protected structure to the south. The application is therefore deficient in this regard.*

4. *It is noted that no percolation test results were submitted with the application. Percolation test results would be required at the location of proposed soakaways in accordance with BRE Digest 365 Standards. Infiltration test results would also be required to demonstrate that the soakaway complies with the requirements of BRE Digest 365. The proposal is therefore deficient in this regard.*
5. *The proposal would fall short of the internal space standards as set out in the document 'Quality Housing for Sustainable Communities: Best Practice Guidelines (DOEHLG 2007)' in that the floor areas of the rear bedrooms in both units are below 11.4sq.m and the minimum 6sqm storage is not provided for. As such, the proposal would not provide adequate residential amenity for future occupants.*
6. *The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.*

The decision of South Dublin County Council was subject to an appeal to An Bord Pleanála (ABP Ref. 302075-18) which was ultimately refused by Order dated 23rd October 2018.

Three refusal reasons were issued by An Bord Pleanála as follows;

1. *The proposed development constitutes over-development on a restricted site, which would result in over-shadowing and overlooking of adjoining residential property, which would seriously injure the amenities or depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*
2. *The proposed relocation of two parking spaces within the Barrack Court residential development would represent a loss of amenity for residents entitled to use those spaces. The vehicular manoeuvres required of motorists using the relocated spaces would necessitate excessive reversing which would constitute a traffic hazard. The positioning of the relocated parking spaces would seriously injure the visual amenities of future residents of the new houses and the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.*
3. *The Board is not satisfied on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has established that the ground is suitable for disposal of surface water within rear garden soakways. The proposed development would give rise to the risk of flooding of the site or adjoining sites which would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.*

Figures 3.0-5.0, below and overleaf, present the architectural drawings of the development refused under Reg. Ref. SD18A/0138 and ABP Ref. 302075-18.

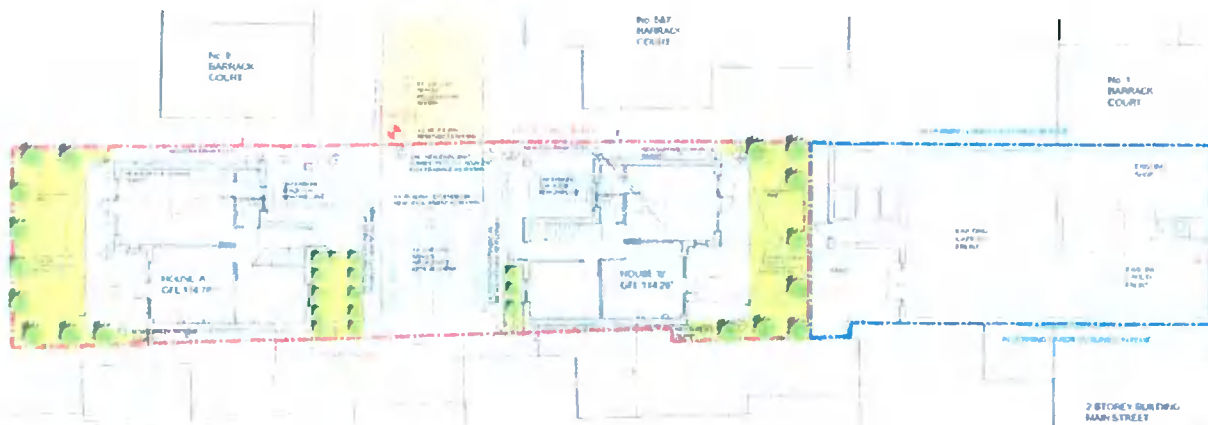


Figure 3.0 Site layout plan refused under Reg. Ref. SD18A/0138 and ABP Ref. 302075-18.

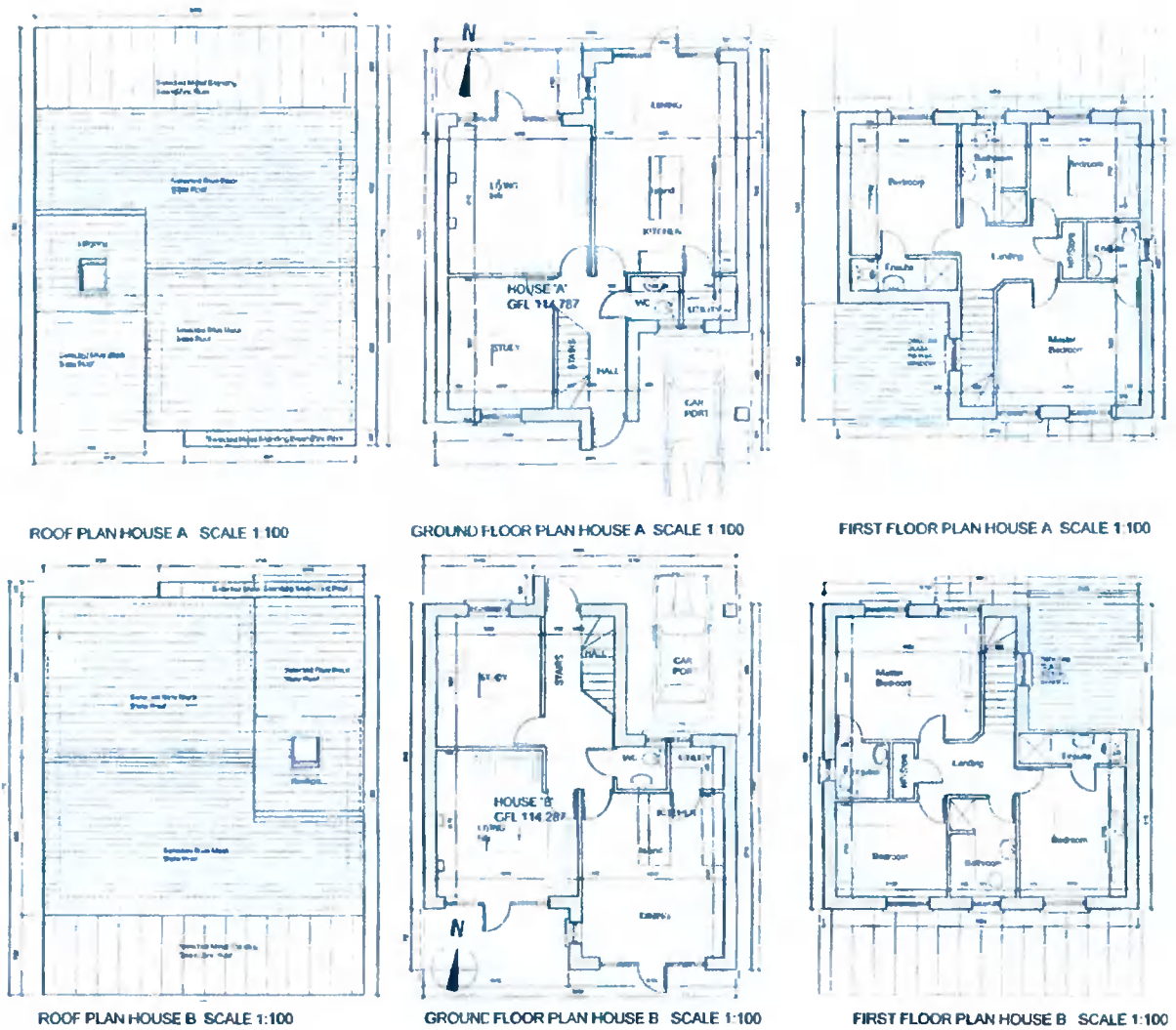


Figure 4.0 Floor plans of House A (top) and House B (bottom) as refused under Reg. Ref. SD18A/0138 and ABP Ref.302075-18.

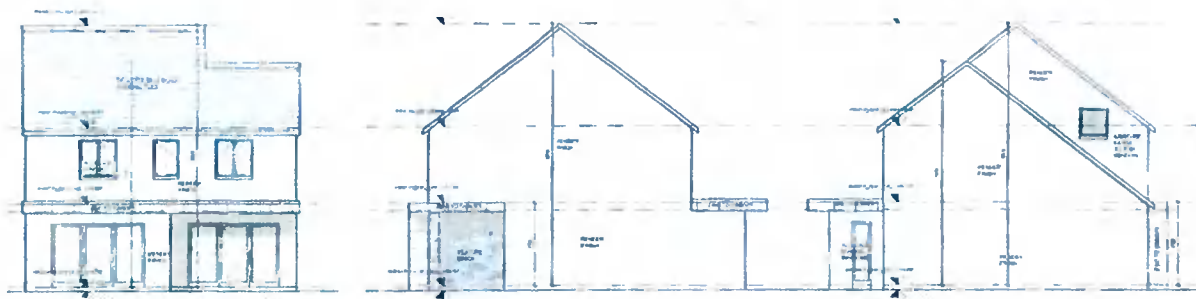


Figure 5.0 Elevations of House A as refused under Reg. Ref. SD18A/0138 and ABP Ref.302075-18. It is note that the elevations of House B mirrored that of House A.

Following the refusal of the above application, the applicant proceeded to submit a revised application as follows;

Reg. Ref. SD19A/0128 Planning permission was refused by South Dublin County Council on 19th March 2020 for the construction of one two storey, detached 2 bedrooms (plus study) dwelling with 1 off street parking space; relocation of 2 parking spaces from Barrack Court; access roadway; footpath and all associated ancillary works.

In its assessment of the planning application, we note that South Dublin County Council requested further information in relation to 9 no. items including Drainage, Design, Layout, Noise and Boundary Treatments. Following the submission and assessment of further information, South Dublin County Council proceed to refuse planning permission on the basis of 1 no. refusal reason the wording of which is as follows:

1. *The proposed development, by reason of its scale and massing represents overdevelopment of the site and would be overbearing and dominant on the adjacent properties at Aubrey Manor. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would be contrary to the zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan 2016-2022 and the proper planning and sustainable development of the area.*

This decision was subject to an appeal to An Bord Pleanala (ABP Ref. 307316-20) which was ultimately refused by Order dated 12th October 2020. The following refusal reason was issued by the Board:

1. *The proposed development would constitute overdevelopment of a restricted site, which would have an overbearing and dominant impact on adjoining residential property to the west, and which would directly overlook the adjoining residential property to the north, to a degree which would unacceptably reduce privacy levels. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.*

Figures 6.0-8.0, below and overleaf, present the architectural drawings of the development refused under Reg. Ref. SD19A/0128 and ABP Ref. 307316-20.

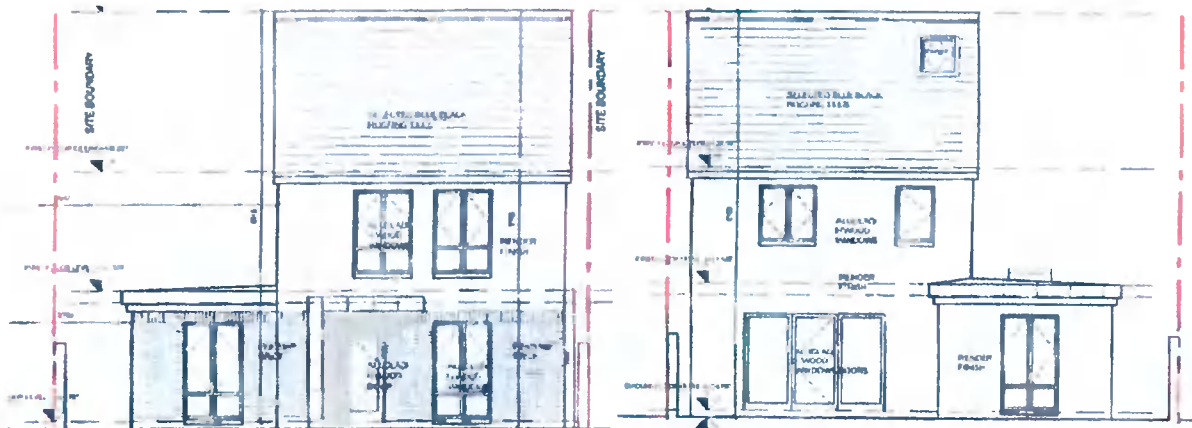


Figure 6.0 Elevations refused under Reg. Ref. SD19A/0128 and ABP Ref.307316-20. Front elevation (left) and rear elevation (right).

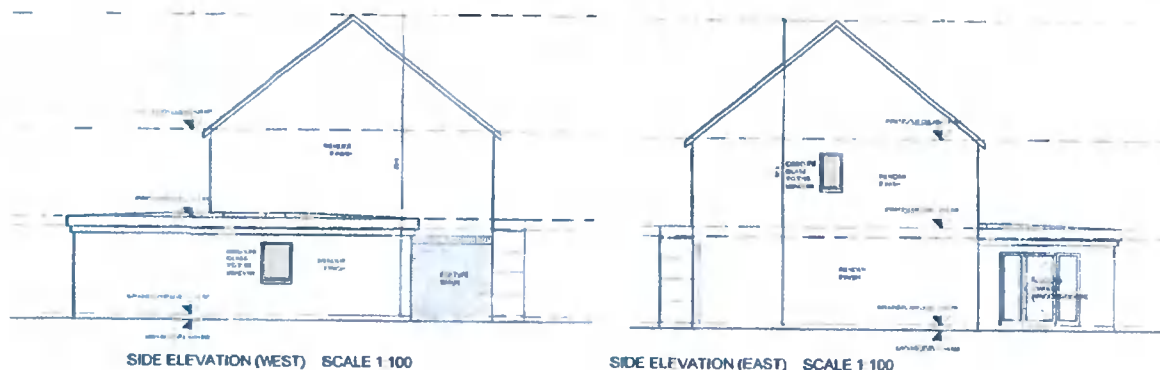


Figure 7.0 Elevations refused under Reg. Ref. SD19A/0128 and ABP Ref.307316-20. West elevation (left) and east elevation (right).

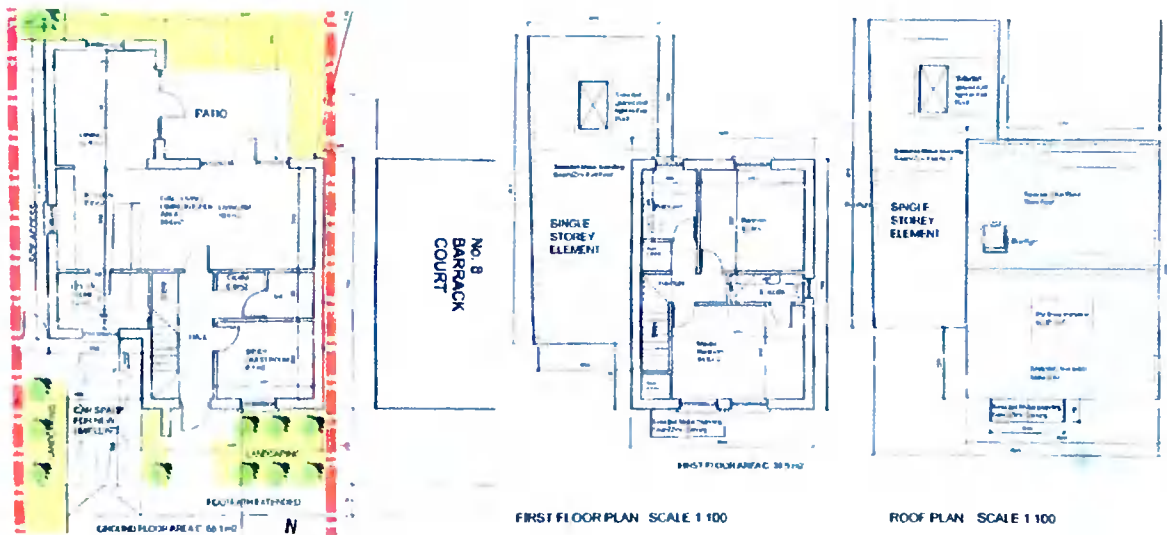


Figure 8.0 Floor plans refused under Reg. Ref. SD19A/0128 and ABP Ref. 307316-20.

Given the wording of the refusal reasons issued by both South Dublin County Council and An Bord Pleanála in respect of Reg. Ref. SD19A/0128 (ABP Ref. 307316-20), it is apparent that the second application for development at this site overcame all planning concerns with the exception of impacts to existing residential amenity as a result of visual overbearance and overlooking. The current proposal has had due regard for the planning history of the site and the proposed dwelling has been purposefully designed so as to ensure no undue impact to existing residential amenities whilst allowing for the efficient development of this underutilized yet well serviced urban site.

Figure 9.0, below, presents a comparison between the site layout plan refused under Reg. Ref. SD19A/0128 (ABP Ref. 307316-20) which is outlined by the black dashed line and that which is proposed under the current application. Pursuant to the concerns of both the Planning Authority and the Board, the separation distance between the first-floor level and the western site boundary has been substantially increased from 3.62m to 5.42m, as annotated below in Figure 9.0. This increase in separation distance represents a significant improvement, in the context of potential visual impact, from the previously refused application and we would consider this separation distance to provide sufficient visual relief whilst allowing for the efficient development of the site.

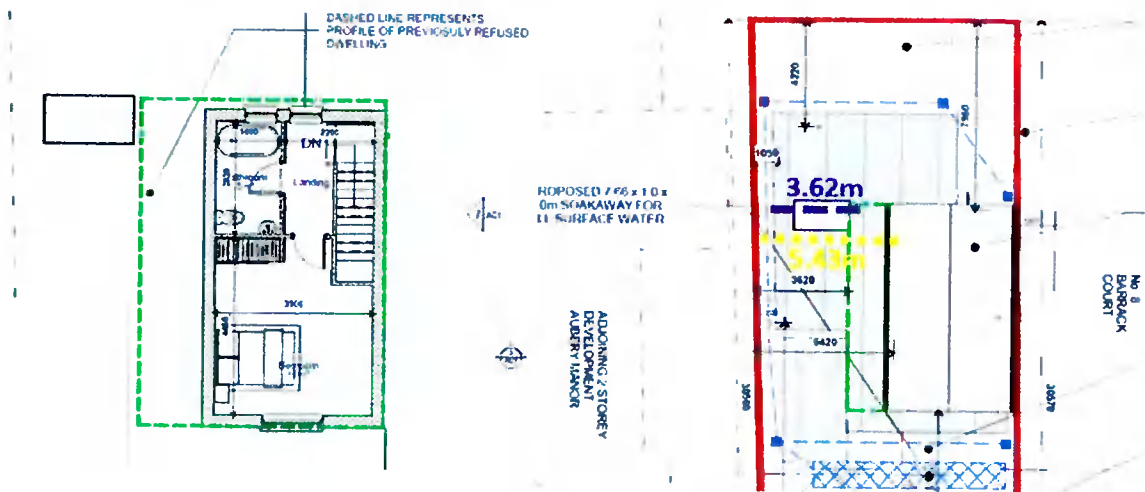


Figure 9.0 Currently proposed first floor plan (l) and proposed site layout plan (r). The black dashed line on the currently proposed first floor plan indicates the outline of the first floor plan as refused under Reg. Ref. SD19A/0128, whilst the purple and yellow dashed lines indicate the separation distance between the first floor level and the western site boundary both as per Reg. Ref. SD19A/0128 and as currently proposed.

Further to the above, the rear elevation of the revised dwelling has been revised to provide obscure glazing and, thus, prevent the overlooking of properties within the immediate vicinity of the site.

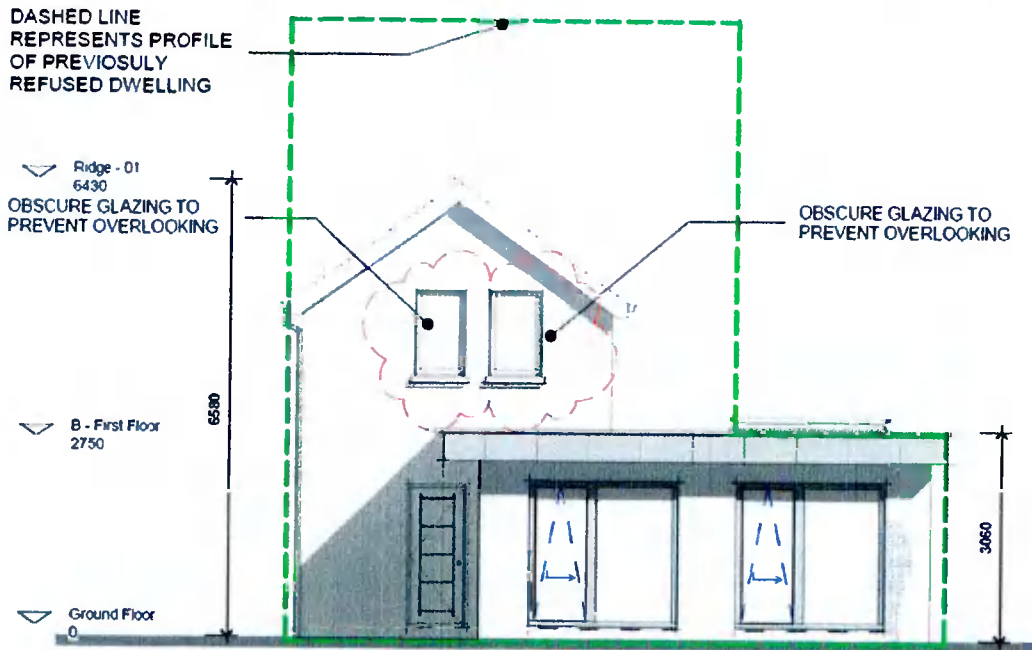


Figure 10.0 Currently proposed rear elevation.

As per the revisions employed by the project architect, it is considered that the subject proposal has appropriately addressed the issues raised in relation to previous applications on site and presents an appropriate form of development which will not unduly detract from the residential amenity of the area.

4.0 Proposed Development

The proposal includes the construction of a two-storey two-bedroom residential dwelling on this land holding of 314 sq.m. The dwelling will be afforded private open space in the form of a rear garden and will be provided with a parking space to the front of the property. Figure 11.0, below, displays the south (front) and north (rear) elevation of the proposed dwelling along with its design features. Figure 12.0 displays the floor plans of the proposed development and Figures 11.0, 12.0 and 13.0 highlight the dwelling's contemporary design, efficient use of available space and, given the two-storey height of residential property in the immediate streetscape, the dwelling's respect of existing natural and built height.

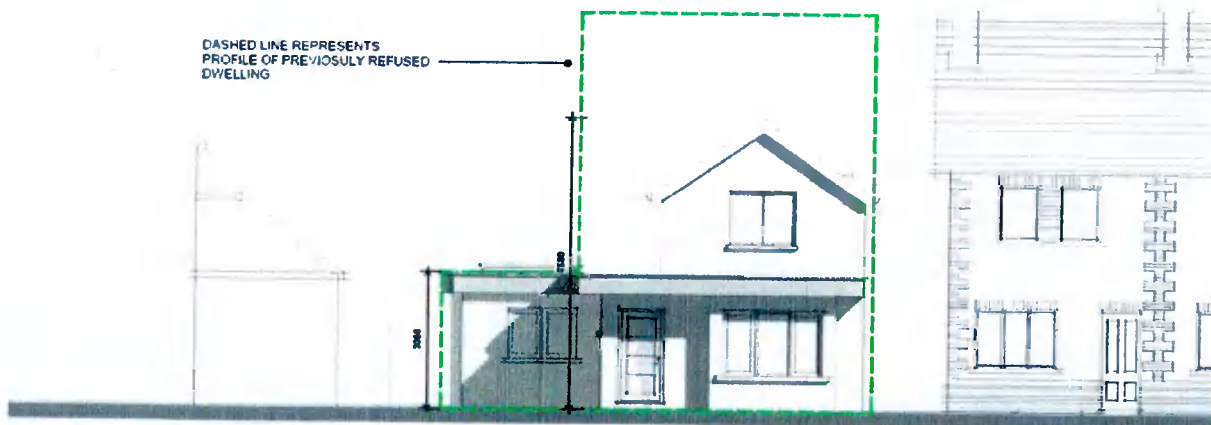


Figure 11.0 Front (south) elevation of the proposed dwelling. The green dashed line indicates the position of the respective floors as per the previously refused application Reg. Ref. SD19A/0128 (ABP Ref. 307316-20).

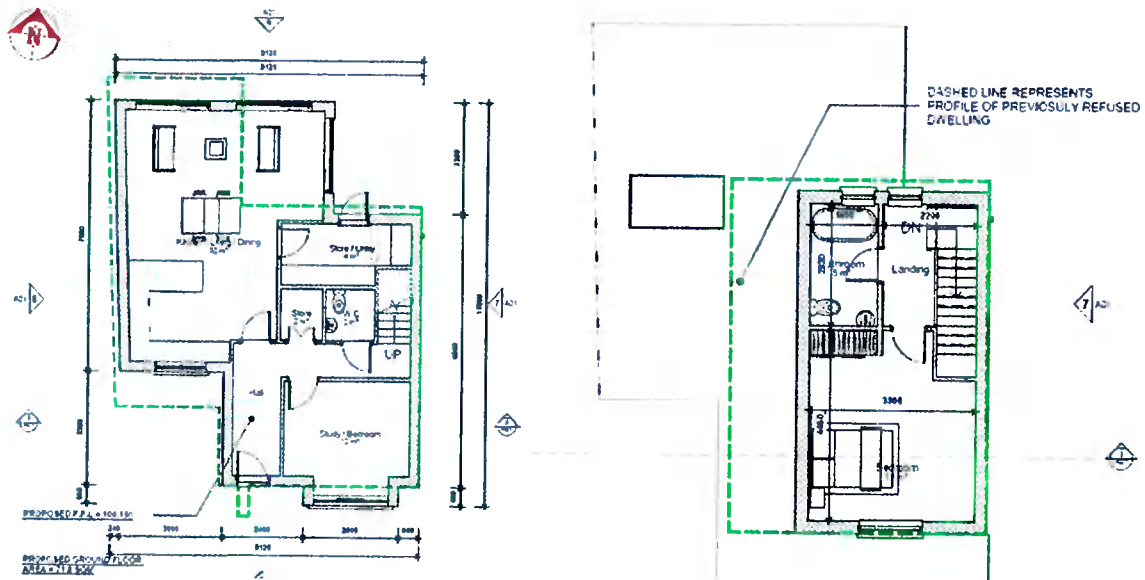


Figure 12.0 Ground (l) and first (r) floors of the proposed development. The green dashed line indicates the position of the respective floors as per the previously refused application Reg. Ref. SD19A/0128 (ABP Ref. 307316-20).

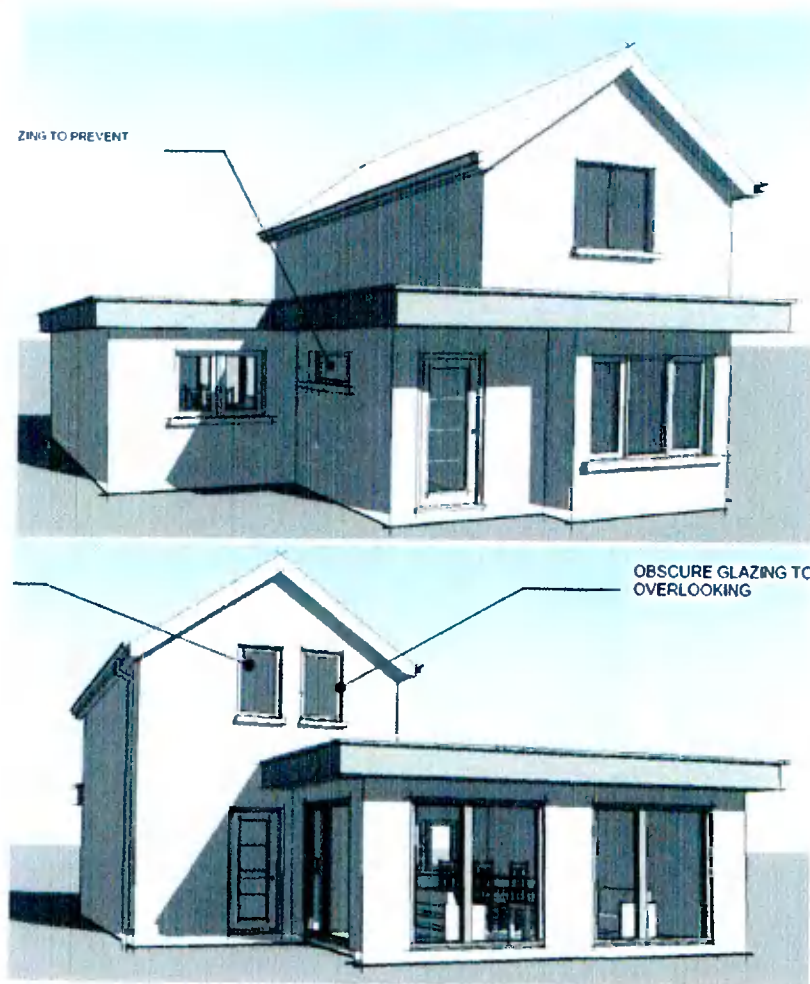


Figure 13.0 Computer generated imagery of the front (left) and rear (right) elevations of the proposed development.

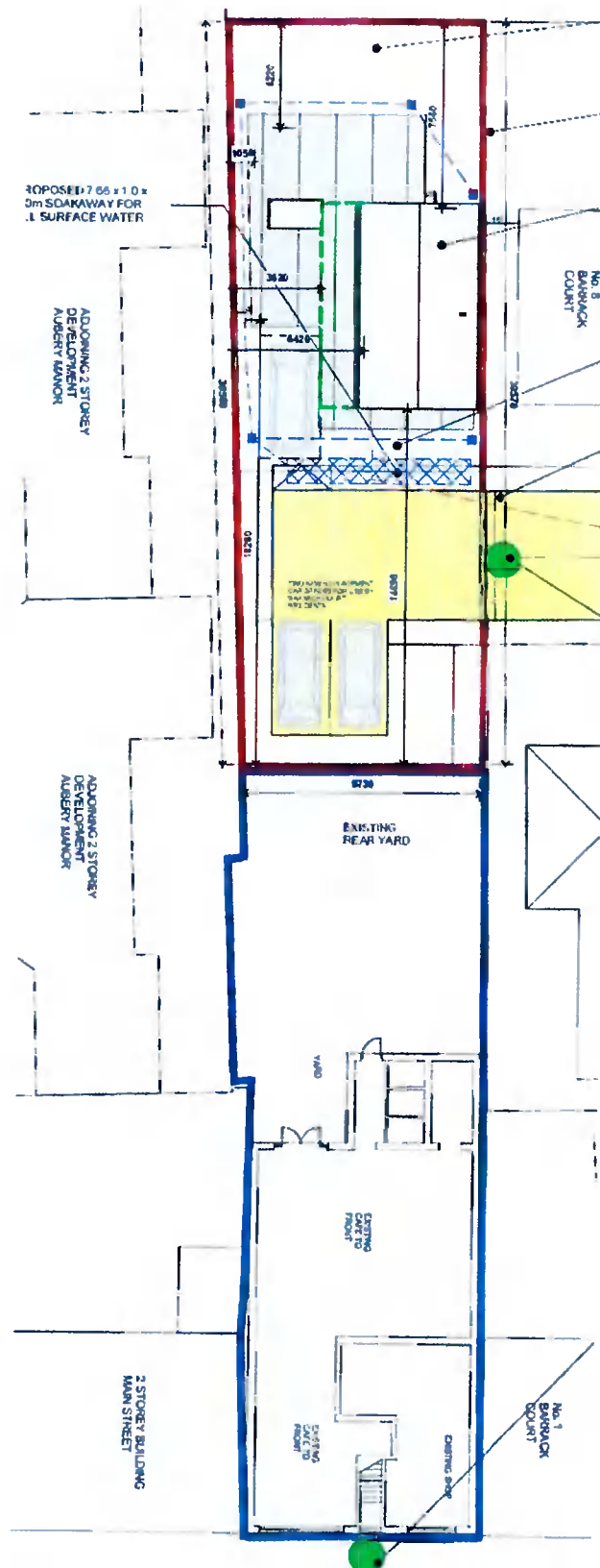


Figure 14.0 Site layout plan of the proposed development.

The proposed dwelling will be built of high-quality materials with a brickwork finish. The dwellings have been designed in similar style, with regards to the finishing colours and fenestration details of the existing neighbouring units located on Barrack Court.



Figure 15.0 A row of two storey dwellings sit beside the proposed development site.

As per the contextual elevations of the proposal, the proposed dwelling will be subordinate to these existing properties within Barrack Court.

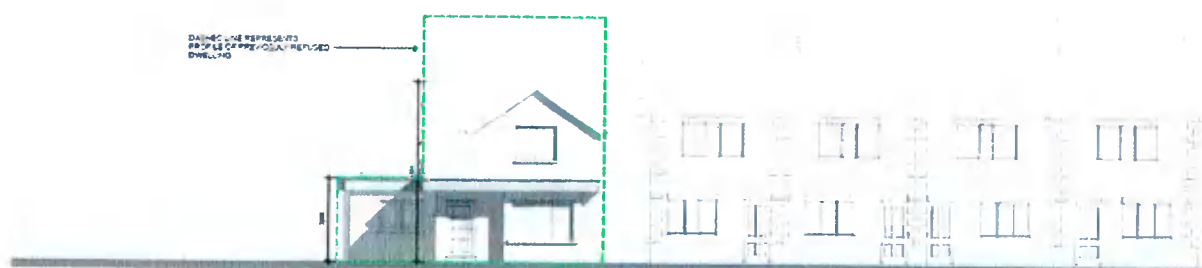


Figure 16.0 Contextual front elevation of the proposed development.

5.0 Planning Context

This section of the report will examine the planning framework, both national and local that informs the use and development of the subject lands. Documents of note are Project Ireland 2040 - National Planning Framework, the National Development Plan 2018—2027, the South Dublin County Development Plan 2016-2022, Guidelines on Sustainable Residential Development in Urban Areas (2009), and Quality Housing for Sustainable Communities – Guidelines for Planning Authorities (2007).

5.1 Project Ireland 2040 - National Planning Framework

The Project Ireland 2040 - National Planning Framework seeks more balanced and concentrated growth, particularly within the five major cities in Ireland. A key element of national growth is the more efficient use of underutilized sites within existing built-up areas as per the following commentary from Project Ireland 2040 document:

'A major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. The target is for at least 40% of all new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites. The rest of our homes will continue to be delivered at the edge of settlements and in rural areas'.

Moreover, we would note the following national policy objectives as per Project Ireland 2040:

National Policy Obj. 3a *Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.*

National Policy Obj. 3b *Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.*

National Policy Obj. 35 *Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.*

5.1.1 Project Ireland 2040 National Development Plan 2018-2027

The National Development Plan 2018—2027 sets out the investment priorities that will underpin the successful implementation of the National Planning Framework, including the development of the necessary housing stock set out therein.

'By 2040 the population of Ireland is expected to reach almost 6 million with a need for 550,000 more homes and the creation of 660,000 additional jobs to achieve and maintain full employment. The need to provide in excess of half-a- million more homes over the period to 2040 corresponds to a long-term trend of 25,000 new homes every year'.

The proposed infill development, whilst only contributing 1 no. additional house to the national housing stock, is considered to reflect the type of compact sustainable development which is sought throughout National Policy in regards to the appropriate development of under-utilised sites.

6.0 South Dublin County Council Development Plan 2016-2022

The South Dublin County Development Plan 2016-2022 is the relevant statutory development plan for the proposed application site.

6.1 Zoning

The development site is zoned 'RES' – to 'protect and/or improve residential amenity'. We note that residential use is permitted in the zone. The vision of this zone is to ensure that any new development in existing residential areas would have a minimal impact on and enhance existing residential amenity. It is considered that the proposed development is compliant with the stated zoning objective of the area and is consistent with the overall vision for this zone.



Figure 17.0 Extract from Map No. 8 showing the subject site (outlined in green) zoned objective 'RES' in the South Dublin County Development Plan 2016-2022.

6.2 Housing

We refer to Chapter 2 of the South Dublin County Development Plan 2016-2022 which indicates that a core objective of the Development Plan is to provide new housing of good quality, with a focus on the creation of sustainable new communities at locations that can be well served by high quality public transport, with a particular focus on the intensification of infill and brownfield lands with links to existing transport services.

It is noted in this chapter of the Development Plan that South Dublin County Council will require 32,132 additional housing units over the period from 2015 to 2022. It is therefore considered that the following policies are particularly relevant to the proposal on the subject site:

- Policy H2:** *It is the policy of the Council to seek to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.*
- Policy H6:** *It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.*
- Policy H7:** *It is the policy of Council to ensure that all new residential development within the County is of high-quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).*
- Policy H8:** *It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.*
- Policy H11:** *It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.*
- Policy H14:** *It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.*
- Policy H15:** *It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.*

The objective for housing in the South Dublin County Council administrative area is to provide high quality residential development that contributes to the communities. We consider that proposals for housing in 'RES' zoned lands will be supported where they respect the established residential development in the surrounding area, where they comply with the Government guidance in terms of design and sustainability, adaptability and where adequate private amenity open space and public open space is provided with passive surveillance.

The proposal seeks to construct 1 no. infill house that has been designed and scaled to respect the established residential development within the immediate area, whilst providing a layout that allows an adequate provision of surveillance over public spaces both within and surrounding the application site.

From the outset we would note the development provides a high quality two-bedroom dwelling on an otherwise underutilised site which is of poor visual quality and has no presence in the local public realm. The proposal is considered to be consistent with the housing objectives set out in the Development Plan given the zoning and context of the area, therefore, it is considered that the principle of the application would be supported by the Planning Department of South Dublin County Council in this particular instance.

6.3 Infill, Corner and Backland Sites

The proposed development is considered to constitute 'infill development'. The development of underutilised infill, corner and backland sites in existing residential areas is generally encouraged by the Planning Authority. The South Dublin County Council Development Plan 2016-2022 includes commentary with regard to 'infill sites' and 'infill development' and acknowledges that there 'are sites or groups of sites in urban centers and adjacent areas that have the potential for development'. The following commentary from Section 1.7.4 'Small Towns' of the Development Plan is noted with respect of the proposed development:

'The RPGs state that levels of growth in small towns shall be managed in line with the ability of local services to cater for growth, responding to local demand'.

On the basis of the above commentary the following core strategy and policy objectives of the South Dublin County Development Plan are noted:

CS4 Objective 1: *To promote and support high quality infill development.*

H17 Objective 2: *To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

H17 Objective 3: *To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

Furthermore, the Development Plan prescribes criteria for development on both infill and corner sites, these criteria will be outlined in the following sections of this report.

6.3.1 Infill Sites

According to South Dublin County Council, *'in established residential areas, sustainable intensification can be achieved through infill development'*. The Development Plan states that *'sensitive intensification will be important to revitalize areas that have stagnant or falling populations, to secure the ongoing viability of facilities, services and amenities and to meet the future housing needs of the County'*. We note that the parcel of land in the subject site, that is the site for the proposed dwelling, represents an underutilized site on residentially zoned land.

Moreover, we submit that the sensitive intensification of housing development in established areas is supported by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

As per part (i) 'Infill Sites' of Section 11.3.2 'Residential Consolidation' in the South Dublin County Development Plan 2016-2022, the Planning Authority assesses the following criteria with regards to infill development:

Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.

The design of the proposed dwelling has been guided by both the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the Urban Design Manual to ensure that the dwelling provides a high standard of accommodation for future occupiers and that the development considers its potential impact on the immediate streetscape.

A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.

The proposed development is of similar scale with regards to the type of dwellings situated in the immediate vicinity of the site. Fenestration patterns and finishing details have been designed to ensure integration with the existing built form of the street.

Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.

It is considered that the development site retains no significant features which add to the immediate public realm.

Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).

The proposed structure will be of similar two-storey height to the surrounding residential dwellings.

Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.

The proposed development is fully compliant with the standards set by the Planning Authority with regards to residential amenity and open space and car parking standards.

6.3.2 Backland Development

The development of underutilised infill, corner and backland sites in existing residential areas is generally encouraged by the Planning Authority. The South Dublin County Council Development Plan 2016-2022 includes commentary with regard to backland developments in that they should meet the criteria for infill developments while also adhering to the following;

- *Be guided by a site analysis process in regard to the scale, siting and layout of development;*
- *Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;*
- *Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking; and*
- *Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.*

It is considered that the proposal is consistent with the above criteria for backland developments.

6.4 Car Parking

The car parking standards for residential use is set out in Table 11.24 'Maximum Parking Rates (Residential Development)' of the South Dublin County Development Plan 2016-2022. The proposed two-bedroom dwelling is situated within Zone 1 with regards to parking standards in South Dublin County and, as such, is subject to a maximum car parking standard of 2 car parking spaces. The proposed development includes the provision for 1 no. parking spaces and as such is compliant with the standards set by the Planning Authority.

6.5 Access

The proposed development will result in a new vehicular access point from the Barrack Court development on Main Street, Rathcoole. The proposed dwelling will sit directly west of No. 8 Barrack Court, an existing residential dwelling under the ownership of the applicant. The access point to the proposed dwelling will be provided between Nos. 7 and 8 Barrack Court, with the 2 no. car parking

spaces being moved to opposite the proposed development. The entrance to the dwelling has been carefully designed to limit the visual impact on the local streetscape resulting from the proposed development and, has been designed to the relevant road design parameters in the context of a low-speed environment, such as a housing estate.

For further information regarding access and the associated impact on the existing traffic system of the proposed infill development, please see attached Traffic Technical Note prepared by Stephen Reid Consulting Traffic and Transportation Limited.

6.6 Private Open Space

According to the South Dublin County Development Plan 2016-2022, *'the provision of adequate and well-designed private open space is crucial in meeting the amenity needs of residents'*. The development plan sets out qualitative and quantitative standards to ensure that dwellings are provided access to adequately sized private amenity spaces.

The following objectives from the development plan are considered to be of relevance with regards to private open space:

H13 Objective 3: *To ensure that private amenity spaces for houses are designed in accordance with the quantitative standards set out in Chapter 11.0 Implementation and the qualitative standards set out under the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) including the accompanying Urban Design Manual – A Best Practice Guide (2009).*

H15 Objective 3: *To ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security.*

In ensuring that each residential unit has access to a suitably sized amenity space, the Development Plan prescribes the following minimum standards, as per Table 11.20' Minimum Space Standards for Houses', in respect of private amenity space:

Two Bedroom ~ 55sq.m

The subject proposal provides private amenity space extending to 50sq.m to serve the proposed two bedroom dwelling. Whilst we note this provision is slightly below the requirements of South Dublin County Council, we would consider the extent of the amenity space provided to be sufficient given the fact that the space is highly useable and directly connected to the main living areas of the dwelling.

Moreover, we would ask the Planning Authority to consider a relaxation of the private amenity space requirement given the restrained nature of the subject site and the extent of revisions employed by the project architect to address the concerns of the Planning Authority in respect of the previous applications on the site.

Furthermore, we note the following commentary from the South Dublin County Development Plan 2016-2022 with regards to reduced private open space;

'Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students'.

It is considered, given that the subject proposal represents efficient infill development, that the above commentary provides direct justification for reduced quantum of private amenity space.

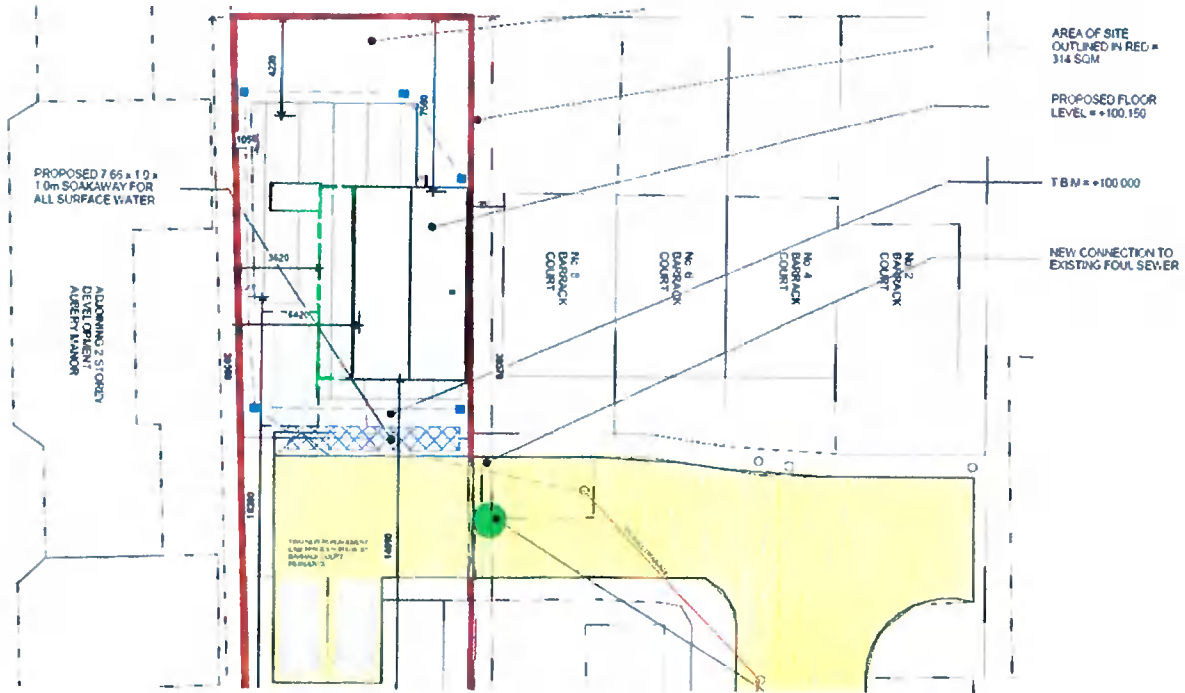


Figure 18.0 The proposed dwelling will have a private amenity space of 50 sq.m to the rear.

7.0 Residential Amenity

The proposed residential development on the application site on to the rear of the Copper Kettle, Main Street, Rathcoole is considered to be compliant with the various quantitative and qualitative standards of the planning authority which will encourage residentially-led regeneration of underutilised zoned lands and the provision of suitably designed residences subject to the protection of adjacent residential amenity and other normal planning criteria.

This section of the report considers the potential impact caused by the proposed development in terms of separation distance, overlooking, overshadowing and visual amenity.

Floor Areas

The South Dublin County Development Plan states that the Council must have regard to the principles and standards outlined in Section 5.3 "Internal Layout and Space Provision" contained in the DoEHLG "Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities" (2007).

The proposed development is compliant with the minimum standards set out in the guidelines in terms of room areas, overall area, room widths and storage spaces. Figure 19.0, below, provides a comparison between the proposed house and the minimum standards set by the Department of Housing, Planning and Local Government.

	Target Gross Floor Area	Minimum Main Living Room	Aggregate Living Area	Aggregate Bedroom Area	Storage
2 BED / 4P House (2 storey)	80sq.m	13sq.m	30sq.m	25sq.m	4sq.m
Proposed Dwelling	100.8sq.m	32sq.m	32sq.m	28sq.m	6sq.m

Figure 19.0 Table showing the current proposal house in contrast to the required minimum floor standards.

7.1 Overlooking

Careful design considerations have been applied to the proposal to ensure that there is no undue overlooking of neighbouring properties. The proposed dwelling is located centrally on the application site and, as shown in the submitted elevations, there are no habitable room windows on the elevations of the dwelling which would result in direct overlooking onto the neighbouring properties. Various windows situated at ground and first floor level on the proposed dwelling will be suitably obscured to ensure that no overlooking will be perceived towards the dwellings surrounding the site.

As a general rule, all proposals for residential development should provide for acceptable separation distances to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces. The minimum clearance distance of c. 22 metres between opposing windows will normally be applied, whereas, in some instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable.

The proposed development contains obscure glazing on all windows where overlooking could occur and because of this it is therefore considered that the proposed development is avoiding a disamenity impact on the existing neighbouring residences.

7.2 Overshadowing

We consider that the proposed dwelling is appropriately separated from the neighbouring residential dwellings to the north, east and west respectively and therefore is not likely to give rise to any significant overshadowing. The overshadowing impact of the proposed dwelling is outlined in the report prepared by Sketchrender Ltd.

7.3 Visual Impact

Protection of the visual amenity of an area and the outlook for existing residents is an important consideration with regard to the proposed development. The proposal will have a high standard of finishing materials, seeking to enhance the visual amenity of the area through modest built form and thoughtful design. The goal is to arrive at a solution that enhances the built environment with a high-quality dwelling while being sympathetic to its context and planning precedent in the area.

This application has taken regard from the established pattern of development in the surrounding area to ensure that the proposal will not have a negative effect on the visual amenity of the area. The proposed development has been suitably designed and scaled, through recognition of the separation distances, to avoid appearing visually obtrusive, whilst ensuring no dis-amenity to existing properties arises by way of overlooking or overshadowing.

Furthermore, it is contended that there will be no overbearing effect from the proposed dwelling on adjoining dwellings. We contend that the proposed development is fully compliant with the various policies and objectives of as set out in the South Dublin County Development Plan 2016-2022, whilst also being in accordance with the various quantitative standards set out in national guidance documents.

The proposed development will improve the local public realm by allowing for the creation of an attractive high quality dwelling that interfaces with the Barrack Court site.

8.0 Housing for Sustainable Communities - Guidelines for Planning Authorities (2007)

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes and Sustaining Communities as contained in the Government Statement on Housing Policy, which focuses on creating sustainable communities that are socially inclusive by promoting high standards in the design, construction and provision of residential amenity and services in new housing schemes.

The guidelines set out the minimum standards for new housing, which the proposed development comprehensively complies with.

9.0 Conclusion

The proposed development has been designed with particular emphasis on the 'context' of its location and the existing dwellings within the vicinity of the site. The proposed development represents high quality accommodation that has been formulated with consideration of regional and local policy and guidelines. It is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and is consistent with the residential objectives of the South Dublin County Development Plan 2016-2022.

The proposed development represents an appropriately scaled dwelling which will not give rise to any undue impacts on the amenity of any adjacent properties. In addition, the development is fully compliant with the development plan policy for infill development in that it is an 'innovative and contemporary' design solution to accommodate an additional dwelling on the subject site. In terms of access and car parking, the proposed development provides safe and convenient access, compliant with the development plan standards.

We trust that this report meets with the requirements of the planning authority and respectfully request that planning permission be **granted** accordingly.

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director For HPDC Ltd.