

**DARRAGH LYNCH  
ARCHITECTS**

South Dublin County Council  
County Hall Tallaght,  
Dublin 24,  
D24 A3XC

20.01.2022

2022/pl01

RE:

*Permission for the provision of 1 no. new dwelling house, entrance and all associated site works to the rear of the existing dwelling house at no. 6 Boden Villas, Taylors Lane. Proposed new dwelling to be accessed via new entrance from Palmer Park.  
6 BODEN VILLAS, TAYLORS LANE, RATHFARNHAM, DUBLIN 16, D16 K7X2*

Dear Sir/Madam,

Please find enclosed the planning application for the above project.

Please refer to the document issue sheet which refers to the drawings and the planning report setting out the details for this application.

We hope that you look favourably on this proposal and grant permission for this planning application. If you need any further information, please contact us.

Your sincerely,

Eoghan Collins MRIA, BARCH  
Darragh Lynch Architects



## **Planning Report**

**Proposed development at 6 Boden Villas, Taylors lane,  
Rathfarnham, Dublin 16, D16 K7X2**

20.01.2022



**1 Introduction:**

Darragh Lynch Architects have been engaged by Ken Keegan to prepare a planning application for the proposed new development at 6 Boden Villas, Taylors lane, Rathfarnham.

The description of the development on the statutory planning notices is as follows:

*'The provision of 1 no. new dwelling house, entrance and all associated site works to the rear of the existing dwelling house at no. 6 Boden Villas, Taylors Lane. Proposed new dwelling to be accessed via new entrance from Palmer Park.'*

This report sets the rationale for the project and demonstrates how it complies with the South Dublin Development Plan 2016-2022 and the draft Development plan 2022 to 2028. This report should be read in conjunction with the design drawings and reports that form part of this application and which are listed on the document issue sheet for this application.

**2 Site Description:**

The site is situated in the back garden of no. 6 Boden Villas on a slope rising towards the south. Palmer Park is to the east of the site and continues south. Kingstown court is further to the east opposite the new proposed entrance.

The site is bounded by a tributary of the Whitechurch stream to the south.

The existing dwelling at no. 6 is accessed via pedestrian and vehicular access gates from Palmer park.

**3 Proposed Development:**

The site was subject of a refused planning application SD20A/0352 for 2 no. dwelling houses in 2020. This proposed application provides for a lower density single dwelling in response to some of the issues raised by the previous application.

The new dwelling will be accessed from Palmers park. It is split level to respond to the sloping site and to minimise impact on neighbouring buildings.

It will provide 81.7sqm of accommodation over the lower levels with an additional 38.7 sqm on first floor level.

This lower density scheme will reduce impact on the Whitechurch stream tributary, reduce impact on the existing stream whilst still providing a quality new dwelling for the site.

**4 South Dublin Development Plan:**

The site is zoned RES-To protect and/ or improve residential amenity in both the Development plan 2016-2022 and the draft Development plan 2022 to 2028. Specifically in relation to Housing Policy 17; Residential Consolidation we refer to H17 Objective 3;

*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.*

A similar objective is proposed as part of the Draft Development plan 2022 to 2028.

*H13 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 13 Implementation and Monitoring*

**5 Planning history:**

SD20A/0352 for 2 no. dwelling houses was refused on numerous grounds. This lower density scheme and revised application now addresses those issues for refusal. Specifically in response to conditions 1-6 of the Chief Executive order;

1. The existing dwelling at no. 6 is accessed from the East off Palmers Park. There is no access from Taylor's Lane and there is a high garden wall to the Northern boundary of no.6 with Taylor's lane. Given the pedestrian and vehicular access is from the East and south of no.6 we maintain that the area to the north is the primary private open space area for no. 6. This garden has in excess of 120sqm with established trees and has adequate provision for private amenity space for no.6 in compliance with SDCC development plan requirements.  
In addition to this the reduced scale of the proposed new dwelling will minimize any perceived overlooking issues raised on the previous application. Windows at first floor level are primarily to the East facing Palmer Park, with 1 no. opaque glass window to the North to a first-floor bathroom. The first floor is now set back from the Western boundary to reduce any potential impact on no. 5 to the West.
2. The vehicular access has been reduced and number of parking spaces halved which will reduce the overall impact both during and after construction stage.

There is a Norway Maple (*Acer platanoides*) street tree adjacent to the proposed entrance which public realm have previously indicated should be retained, however some works will be required within the root protection area of this tree as part of this new proposal. An Arborist report has been provided for these existing trees.

Tree protection measures will be implemented as required during construction works, however in our opinion it would be preferable if the tree could be replaced with another native species along Palmer Park. We recognize that the tree is outside of our site boundary and any works in this area are for SDCC to determine. However, we respectfully suggest that it may be possible to replace the tree with another tree along Palmer Park, or indeed inside the rear garden of the new dwelling to ensure no net loss in this area.

In our opinion the replacement of this tree should be viewed in terms of the overall net gain with a new dwelling, development of backland site and enlivened streetscape which will have passive surveillance along the streetscape.

We await confirmation from SDCC Public realm on their preferred conditions in this area.

3. The footprint of the proposal remains the same as the previous application with a 50% reduction in house numbers. The newly proposed single dwelling is now split level with less first floor accommodation than previously proposed. This provides 81.7sqm on the lower levels, with 38.7sqm on the upper levels with flat roofs to keep overall roof height to a minimum.
4. An Appropriate Assessment Screening was carried out and included with this revised planning application. The screening concludes;
  - i. *"...it can be concluded that the possibility of any significant adverse impacts on the Natura 2000 sites within the ZOI, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available."*
5. A detailed drainage design has been submitted as part of this application. All works will be carried out in accordance with Irish Water requirements. A pre connection application has been made to Irish Water in advance of this application being submitted.
6. The proposed application represents a lower scale and lower impact development than previously submitted. The proposed building is set back by a minimum of 10m from the watercourse in accordance with Chapter 8: Green Infrastructure G3 Objective 2 of the South Dublin County Development Plan 2016-2022.



An Ecological Impact Assessment report is included with this application for the single dwelling. The report concludes

*"....provided that the development is constructed in accordance with the mitigation measures outlined above, there will be no significant impacts alone or in-combination with other projects and plans, as result of the development and associated works on the ecology and local species of the area and on any designated conservation sites."*

## **6 Standard of Accommodation**

The proposed dwelling will be high efficiency new build in accordance with TGD Part L and all parts of the building regulations. Solar PV panels are proposed for the roof of the first floor to provide clean solar energy. A render box will sit on the brick single storey walls to form a modern addition to Palmer Park which will sit comfortably amongst the varied style of dwelling in this area.

The side elevation of this new application is more open towards Palmer park to address the public realm and provide visual interest along the street.

Storage areas are listed on the drawings and are well in excess of the minimum development standards. There is in excess of 150sqm of private open space for this dwelling to the South.

## **7 Conclusion:**

We believe that the proposed development will form a balanced and respectful addition to Taylor's Lane and Palmer Park in compliance with SDCC Development plan standards. This proposal will provide a high quality and high efficiency family home in an existing residential neighbourhood where there is a high demand and necessity for such dwellings.

We refer to SDCC objectives to favourably consider proposals for corner or wide garden sites within the curtilage of existing houses, and trust that SDCC will now look favourably on this proposal and grant permission for this planning application.

If you need any further information, please contact us.

Eoghan Collins  
MRIA, hons B ARCH.  
Darragh Lynch Architects  
20.01.2022

