

# Comhairle Chontae Atha Cliath Theas

**PR/0204/22**

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

**Reg. Reference:** SD21B/0621      **Application Date:** 14-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 14-Dec-2021

**Correspondence Name and Address:** Raeside Architects, Eugene Raeside 1, Glenburgh Terrace, Lower Dargle Road, Bray, Co. Wicklow

**Proposed Development:** Construction of a porch, garage conversion, change of facade finishes, additional vehicular entrance and parking space, bicycle and bin shelters, all to front and ground floor single storey extension to the rear and attic conversion with dormers to front and rear and 'Velux' type roof window to the front.

**Location:** 2, Owendore Avenue, Rathfarnham, Dublin 14

**Applicant Name:** Ann-Marie Horan & John Carroll

**Application Type:** Permission

(CS)

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

Site Area: 0.0351 Hectares.

### **Site Description:**

The existing house is a two storey mid-terrace house with a pitched roof and relatively large rear garden. It has an integral garage and a roof canopy covering the main front entrance door. It has an attached boiler house to the rear. The dwelling is located within the Owendore Avenue residential estate which is characterised mainly by other terraced and semi-detached houses of similar form and appearance with a mainly uniform building line.

### **Proposal:**

The proposed development is for the following:

- Demolition of attached boiler house to rear (c.8sq.m)
- Single storey rear extension (c.49sq.m)
- Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.
- Front porch extension (c.3sq.m)
- Garage conversion to home office (c.10sq.m)
- Additional vehicular entrance.
- Bicycle store and bin store to front.
- Change of façade finishes to front.
- 'Velux' type roof light to front.
- Proposed works measure c.88.3sq.m.

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### SEA Sensitivity:

No overlap identified with relevant environmental layers.

### Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

### Consultations:

*Surface Water Drainage* – **Additional Information** recommended.

*Irish Water* – No objections subject to **conditions**.

*Roads Department* – **Additional Information** recommended.

*Parks Department* – No objections subject to **conditions**.

### Submissions/Observations /Representations

None.

### Relevant Planning History

None traced to subject site.

### *Adjacent sites*

**SD12B/0228:** 16 Butterfield Crescent, Rathfarnham, Dublin 14.

Domestic extensions and alterations to existing semi-detached two storey dwelling comprising of conversion of existing single storey garage to side to habitable use; single storey extension to rear; first floor extension over garage to side; attic conversion to habitable use, including new dormer extension to rear and new roof over first floor extension to side; elevational changes; widening of front entrance gateway and all ancillary works.

Decision: **GRANT PERMISSION.**

### Relevant Enforcement History

None traced.

### Pre-Planning Consultation

None traced.

### 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.

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### *Policy H18 Objective 2:*

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 11.2.7 Building Height*

#### *Section 11.3.1 Residential*

#### *Section 11.3.1 (iv) Dwelling Standards*

#### *Section 11.3.1 (v) Privacy*

### *Section 11.3.3(i) Additional Accommodation - Extensions.*

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

The House Extension Design Guide, *Section 4:*

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*
- *Attic Conversions and Dormer Windows*
  - *Avoid large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house,*
  - *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer,*
  - *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

### *Section 11.4.2 Car Parking Standards*

### *Section 11.4.4 Car Parking Design and Layout*

### *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 11.8.2 Appropriate Assessment*

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

### **Relevant Government Guidelines**

***Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities***, Department of the Environment, Heritage and Local Government (2008).

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

### **Assessment**

The main issues for assessment relate to the following:

- Zoning and Council Policy.
- Residential and Visual Amenity.
- Access & Parking.
- Services and Drainage.
- Screening for Appropriate Assessment (AA).
- Screening for Environmental Impact Assessment (EIAR).

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

The site is located in an area which is zoned RES 'To protect and/or improve residential amenity'. The proposed development is permitted in principle, subject to its design being in accordance with the relevant provisions in the Development Plan.

### ***Residential & Visual Amenity***

#### *Demolition*

The demolition of the attached rear boiler house (c.8sq.m) to the rear is considered to be broadly acceptable in this instance.

#### *Single storey rear extension (c.49sq.m)*

The extension is A-symmetric in design whereby the rear element tapers to the east. The extension will be built to the boundary with the immediate adjoining neighbour to the north (No.1 Owendore Avenue). It will project outwards from the main rear building line by c.7.3m on the northern site boundary and will be almost the same depth as that of the existing original dwelling. There is a conservatory extension to the rear of the dwelling to the north.

It will be offset by c.2.3m at its widest point from the immediate adjoining neighbour to the south (No.3 Owendore) and c.1.0m from the neighbour to the south at its narrowest point. It will have a valley roof constructed in a west-east direction with roof glazing and 4 no. domed polycarbonate rooflights. It will have a ridge height of c.3.79m at its maximum height and will have an eaves height of c.2.7m. It is noted that the immediate adjoining neighbour to the south (No.3 Owendore Avenue) has a large single storey rear extension built to the boundary with No.4 Owendore Drive. It is also noted the immediate adjoining neighbour to the north (No. 1 Owendore Drive) has a single storey rear extension.

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Having regard to the rear extensions to the adjacent dwellings north and south and to the 7.3m depth of the proposed extension along the northern boundary, it is considered that the depth along the northern boundary is excessive and should be reduced to approximately 6m. This should be requested as **further information**.

*Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.*

The rear dormer will be centrally placed and will span a width of c.5.5m and will project outwards from the roof by c.3.2m. The rear dormer will be set appropriately above the eaves of the existing dwelling and will not rise above the ridge height of the existing dwelling. This is acceptable.

The front dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be built to the shared chimney with the immediate adjoining neighbour to the north. It will span a width of c.3.5m and will project outwards from the roof by c.1.7m. The proposed front dormer is considered to be out of character with the area. It is considered that the front is a more visually sensitive location than the rear and the applicant should be requested to remove the front dormer for visual reasons by way of **additional information**.

*Front porch extension (c.3sq.m.)*

There is an existing pitched roof canopy over the existing front entrance door which also covers part of the existing attached side garage. It is noted that the garage is proposed to be converted to a home office whereby the garage door will be replaced by a window. The proposed front porch extension will project outwards from the main front building line of the original house by c.1.8m and will span a width of c.3.1m. This slight projection beyond the normal 1.5m is considered acceptable given the location of the garage on the site to the south.

The extension will have a pitched zinc finished roof. The pitched roof will have a ridge height of c.3.51m and will span from the proposed porch across the proposed garage conversion and will be built to the boundary with the immediate adjoining neighbour to the south. Adequate space would remain to the front to park a car.

*Garage conversion to home office (c.10sq.m.)*

The garage door will be replaced with a window and will be converted into a home office. New fenestration will be in rhythm with existing fenestration treatment.

*Additional vehicular entrance.*

The existing vehicular entrance width is c.3m. The proposal comprises the creation of a new additional vehicular entrance with a width of c.2.6m. The existing vehicular entrance and the new additional vehicular entrance will be separated by a 1.8m wide wall. The proposal would be out of character with the area and should be omitted. It is considered this may be addressed by way of **additional information**. This is covered in more detail in the Access & Parking section of this report.

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### *Bicycle store and bin store to front.*

The bicycle store will be located adjacent to the front wall in the front garden. The bicycle store will also have vehicle electrical charging points. It will be 2.8m long and 1.3m wide. The bin store will be located on the northern site boundary in the front garden. It will have a length of c.2.1m and a width of c.1.0m. The bin store has a height of c.1.5m it is also proposed to install planters on top of this structure. The location of both of these structures would raise serious concerns for traffic safety and the Planning Authority would have significant concerns that the proposed height of both structures is excessive and would create issues with forward visibility for vehicles egressing the property. It is considered this may be addressed by way of **additional information**. This is covered further in the Access & Parking section of this report.

### *Change of façade finishes to front.*

The front façade is comprised of redbrick finish at ground level and a grey pebbledash finish at first floor level. The proposed changes comprise of external insulation with grey brick slips as finish to ground floor level. This will complement the proposed new zinc finished porch roof and wall cladding for the garage conversion. This is considered to visually accord with the character of the area.

### *'Velux' type roof light to front.*

This is considered to visually accord with the character of the area and is broadly acceptable in this instance.

### **Access & Parking**

The Roads Department has issued a report recommending **Additional Information** be requested regarding concerns for the proposed new additional vehicular entrance and the location of the bin & bicycle store. An extract taken from the Roads report states the following:

*Vehicular Entrance: The combined vehicular access has a width of 5600mm. This width is considered excessive and represents an unsuitable precedent. The standard maximum vehicular entrance width is 3500mm.*

*Visibility: The proposed Bin Storage and Bicycle Storage has a height of 1500mm. It is also proposed to install planters on top of these structures. The Roads department is concerned that this height is excessive and would create issues with forward visibility for vehicles egressing the property.*

Roads recommend that **additional information** be requested from the applicant:

1. A revised layout of not less than 1:100 scale, showing a revised vehicle entrance with a total maximum width of 3.5m.

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2. A revised layout of not less than 1:100 scale, showing a revised layout of the bin and bicycle storage with a maximum height of 0.9m or in a position that will not impair forward visibility for vehicles egressing the property.

Notwithstanding the Roads report as there is already an existing vehicular entrance c.3m wide in situ and the applicant is proposing a new additional vehicular entrance 2.6m wide. It is considered appropriate to omit the new proposed vehicular entrance by way of **additional information**.

### **Services & Drainage**

Surface Water Drainage has recommended **Additional Information** be requested regarding requirements for Surface Water Drainage. Irish Water have recommended no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report:*                    **Further Information Required:**

1.1 *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

1.2 *The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*

- i). At least 5m from any building, public sewer, road boundary or structure.*
- ii). Generally, not within 3m of the boundary of the adjoining property.*
- iii). Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv). 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v). Soakaways must include an overflow connection to the surface water drainage network where possible.*

1.3. *Include water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development*

*All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal*

*The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*

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*All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

It is considered appropriate to attach the above **additional information**.

An extract taken from the Irish Water report states the following:

### *1 Water*

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

### *2 Foul*

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

It is considered appropriate to attach the above conditions in the event of a grant.

### ***Screening for Appropriate Assessment (AA)***

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

### ***Screening for Environmental Impact Assessment (EIAR)***

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.

### ***Other considerations***

#### **Development Contributions**

- Single storey rear extension (c.49sq.m.)
- Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.
- Front porch extension (c.3sq.m.)
- Garage conversion to home office (c.10sq.m.)
- No previous extensions.
- 40sq.m. exemption remains.
- Assessable area is 22sq.m.



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SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – non-habitable attic conversion & s.s. rear extension	88.3sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.035

### Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. The rear extension along the northern boundary is considered excessive. It is considered that the proposed design changes with the front dormer would be out of character with both the existing dwelling and those within the environs. There are also issues regarding requirements for access and parking and Surface Water Drainage that need to be addressed. The applicant should therefore be requested to revise the proposed scheme through a request for **additional information**.

### Recommendation

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

1. (a) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (b) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and shall be:
  - (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Soakaways must include an overflow connection to the surface water drainage network where possible.
- (c) Include water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development.

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2. Having regard to the rear extensions to the adjacent dwellings north and south and to the 7.3m depth of the proposed extension along the northern boundary, it is considered that the depth along the northern boundary is excessive and should be reduced to approximately 6m to mitigate impact on adjacent dwellings. The applicant is requested to submit revised plans accordingly.
3. (a) The applicant is advised that the combined vehicular entrance width is excessive and impacts on pedestrian safety and visual amenity. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing the new proposed additional vehicular entrance omitted.  
(b) The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a revised layout of the bin and bicycle storage with a maximum height of 0.9m or in a position that will not impair forward visibility for vehicles egressing the property.
4. The proposed front dormer is considered to be out of character with the area. It is considered that the front is a more visually sensitive location than the rear and the applicant is requested to remove the front dormer for visual reasons. The applicant is requested to submit revised drawings clearly showing the removal of the front dormer. Rooflights can be considered as an alternative.

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**REG. REF. SD21B/0621**

**LOCATION: 2, Owendore Avenue, Rathfarnham, Dublin 14**

*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:** 16/2/22

  
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**Eoin Burke, Senior Planner**