

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0625 **Application Date:** 15-Dec-2021
Submission Type: New Application **Registration Date:** 15-Dec-2021

Correspondence Name and Address: Dara Challoner 26, Suir Road, Dublin 8

Proposed Development: Two storey extension to rear of 35.6sq.m. and a front porch extension of 2sq.m. with minor interior alterations as well as associated site works and the demolition of an existing external shed of 4sq.m.

Location: 5, St. Finians Close, Lucan, Co. Dublin

Applicant Name: Sarah & Summer Mayanja

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.0202 Hectares.

Site Description:

The site is located on the southern side of St. Finians Close within the established St. Finians residential estate and contains a two-storey semi-detached dwelling with pitched gable end roof profile. The streetscape of St. Finians Close is characterised by semi-detached houses of similar form and appearance. The building line is slightly curved. Rear extensions are evident in the immediate area.

Proposal:

- Two storey extension to rear of 35.6sq.m. and
- a front porch extension of 2sq.m. with
- minor interior alterations as well as associated site works and the demolition of an existing external shed of 4sq.m.

Zoning:

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

Consultations:

Surface Water Drainage: No objection subject to conditions.

Irish Water: No objection subject to conditions.

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

SEA Sensitivity Screening: No overlap indicated.

Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD13B/0189 - 7 St. Finians Close, Lucan, Co. Dublin. **Permission Granted** for a Two storey rear extension and associated site works. (subject to a first-floor redesign by AI)

S98B/0663 - 4 St. Finians Close, Lucan, Co. Dublin. **Permission Granted** for a new two storey kitchen, utility room, bedroom and bathroom, extension to rear.

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.

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

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

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 11.8.2 Appropriate Assessment

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

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.*

Relevant Government Guidelines

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).

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

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:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The extension to the dwelling is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Front Extension

The proposal complies with the guidance set out for 'Front Extensions' in Section 4 of the 'House Extension Design Guide 2010' and is acceptable.

Rear extension

The two-storey gable-ended proposal extends to the south by 3.8m of the dwelling, with a ridge height of 7.4m. The architectural style of the rear roof does not reflect the pitched roof shape and slope of the main dwelling. The symmetry of the roof style is considered unbalanced and would not match the uniformed character of adjacent properties. The proposal does not comply with the guidance set out for 'Rear Extensions' in Section 4 of the 'House Extension Design Guide 2010' *'Match the shape and slope of the roof of the existing house'* and is not considered cohesive with development in the area. The applicant is requested by **additional information** to resubmit the roof design that is consistent with 'House Extension Design Guide 2010'.

It is noted that that the existing dwelling is semi-detached and the proposal is broadly mirroring the extension to the immediate west No. 4, St Finian's Close. It is also noted that the rear extension at No.7 St Finian's Close further east of the subject site, included a redesign by AI of the first-first floor element.

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

Having regard to the south-easterly orientation of the proposed extension and the close proximity of No.6 St Finian's Close to the east, it is considered that the proposed two-storey structure with a 3.8m depth may cause undue overbearing impact or overshadowing to the neighbouring property.

The applicant shall be requested to reduce the depth of the first-floor extension to 3.0 meters from the proposed depth of 3.8m; hence stepping back the first floor element from the boundary with No 6 St. Finians Close, which would significantly reduce visual impact and potential for overshadowing. In addition, amendment of the rear extension roof profile from a high-pitched gable end to a proportioned and balanced pitched profile would further reduce the visual impact to acceptable levels.

It is noted that the rooflight above the bathroom would require relocating, these details may require some internal alteration to the existing house in order to provide useable rooms, however these amendments to the first floor rear extension are required in the interest of preserving residential amenity. These amendments should be sought as **Additional Information** in order to be consistent with the guidance set out in the 'House Extension Design Guide 2010'.

The proposal would result in a reduction in the area of private open space, however, the quantum rear open space to be retained is considered acceptable.

The proposed development would also seek permission for the demolition of an existing external shed of 4sq.m. No objections are raised in this regard.

Services & Drainage

Regarding surface water drainage and flood risk, Water Services has no objections to the development subject to the inclusion of water butts and standard conditions.

Regarding water supply and foul water drainage, Irish Water has no objections for the development subject to compliance and standard conditions.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 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.

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Extension: 37.6sq.m
Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 37.6sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0202 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan with the overall design and scale of the development proposed it is considered that a revised roof and first floor design shall be requested by Additional Information.

Recommendation

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

1. The symmetry of the proposed rear roof in style and slope is considered unbalanced and disproportioned. The proposal does not comply with the guidance set out for 'Rear Extensions' in Section 4 of the 'House Extension Design Guide 2010' 'Match the shape and slope of the roof of the existing house'.
The applicant is requested to submit revised plans and elevations indicating the following amendments:-
(i) Replace the proposed gable end rear roof with a symmetrical balanced pitched roof.
The amendments may require internal amendments to the dwelling such as relocation of the bathroom in order to maximise floorspace. Any amendments should be indicated on any resubmitted drawings.
2. The first-floor rear extension as currently proposed would result in an unacceptable overbearing impact to the adjoining property, No. 6 St. Finians Close. The applicant is requested to submit revised plans and elevations indicating the following amendments:-
(i) Reduce the depth of the first-floor rear extension from 3.8 meters to 3.0 meters.
The amendments may require internal amendments to the dwelling such as relocation of the bathroom in order to maximise floorspace. Any amendments should be indicated on any resubmitted drawings.

Comhairle Chontae Atha Cliath Theas

PR/0203/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0625

LOCATION: 5, St. Finians Close, Lucan, Co. Dublin

Colm Harte

**Colm Harte,
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:

17/2/22

E Burke

Eoin Burke, Senior Planner