

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0630 **Application Date:** 16-Dec-2021
Submission Type: New Application **Registration Date:** 16-Dec-2021

Correspondence Name and Address: Peter Brennan Hayfield House, Knocklyon Road, Dublin 16

Proposed Development: Construction of a single storey extension to the side and rear; window to the front; internal reconfiguration and all ancillary works necessary to facilitate the development.

Location: 100, Whitecliff, Rathfarnham, Dublin 16

Applicant Name: Ciaran & Nikki Brangan

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: stated as 0.264 Hectares.

Site Description:

The subject site is located in Whitecliff. The site consists of an existing semi-detached two-storey dwelling. The surrounding properties are predominantly semi-detached, however, the property immediately to the south is detached. The property has a front garden/driveway, and a back garden.

Proposal:

Construction of a single-storey extension to the side and rear; window to the front; internal reconfigurations and all ancillary works necessary to facilitate the development.

Zoning:

The subject site is subject to zoning objective RES – ‘To protect and/or improve residential amenity’.

Consultations:

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site:

None.

Adjacent sites:

SD08B/0036 Conversion of a carport to study, relocation of front door and provision for 2 no. windows **Permission Granted**

SD05A/0604 Two storey 4 bedroom detached domestic house. New vehicular access and associated site works. **Permission Granted**

Relevant Enforcement History

S5191 Non compliance with Conditions 4, 11 of SD05A/0604 **Closed (Complies with permission) (Relates to a detached house in the side garden)**

Pre-Planning Consultation

None recorded for the subject site according to APAS.

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 1:

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 11.3.1 Residential

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

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

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)

The House Extension design guide contains the following guidance on house extensions, including for side and rear extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Side extensions:

-Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.

-Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.

-Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.

-Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.

-Do not incorporate blank gable walls where extensions face onto public footpaths and roads.

-The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.

-Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.

-Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.

-Avoid the use of prominent parapet walls to the top of side extensions

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

For 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.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018
Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

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, (2008).

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – ‘To protect and/or improve residential amenity’. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

Visual and Residential Amenity

Single storey extension to the side and rear

The proposed extension to the rear would be in place of an existing rear extension. The current extension projects approx. 5m to the rear and the proposed extension would have the same projection. The width of existing and proposed extensions are also the same. It is apparent that the proposal is a re-configuration of the existing rear extension and uses some of the existing structure. The main changes are fenestration and roof detail. The current extension has a height of approx. 2.4m (eaves). There is an existing boundary wall, which is 3m high and extends the majority of the length of the extension. The rear extension would be set off the boundary with No.100A Whitecliff, however, it would be immediately adjacent to the boundary with No. 101 Whitecliff. It would have a flat roof with a height of 3.45m. The applicant has submitted 3D images, which assist in the assessment of the proposal. It is noted that No. 101 also has an extension, however, this does not extend the full width of the rear elevation and is set off the boundary and there is a set of French doors in between. The rear extension would result in an increase in overshadowing of this area. Given there is an existing 3m high wall. The applicant is requested to provide a revised roof design of no greater than this height. This could either be eaves height or a monopitch roof, which falls towards the boundary with No101. The applicant is requested to provide this via **additional information**.

The side extension would meet the rear extension and extend part of the length of the rear extension. It would be 4.76m long and 3.45m high. The proposal would meet the boundary with 100A Whitecliff. It is noted that there are ground floor windows on this elevation, however, the floor plans for SD05A/0604 indicate that this is for a W/C and utility and there are no habitable rooms on this elevation. The impact of this element of the proposal is considered acceptable in terms of visual and residential amenity.

The proposed structures would not be visible from the street. Notwithstanding this, it is considered that the design is acceptable.

New window to the front elevation

It is noted that the proposed development would also seek permission for the provision of a new ground floor window, within the front elevation to serve an existing living/study area. No objections are raised in relation to this element of the proposal.

Services and Drainage

Water Services and Irish Water have no objections, subject to conditions.

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Development Contributions

Residential extension (habitable) 13sq.m
40sq.m previous extension
40sq.m exemption.
Assessable area is 13sq.m

SEA monitoring

Building Use Type Proposed: Residential extension
Floor Area: 13sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.264 Hectares.

Conclusion

In conclusion, the principle of an extension is acceptable, however, additional information is required regarding the roof design of the proposal, to ensure the proposed development would accord with the 'RES' land-use zoning and would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

Recommendation

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

1. The Planning Authority has concerns regarding the impact of the proposed rear extension, both in term of overbearing impact and over shadowing, on adjoining property located at No. 101 Whitecliff. The applicant is requested to provide a revised roof design for the proposed rear extension, which is no higher than the existing boundary wall with No. 101.

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

A revised design could include a reduction to the eaves height to match the boundary wall or the introduction of a monopitch roof, which falls towards the boundary with No101.

Comhairle Chontae Atha Cliath Theas

PR/0214/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0630

LOCATION: 100, Whitecliff, Rathfarnham, Dublin 16

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:

18/2/22



Eoin Burke, Senior Planner