

Comhairle Chontae Atha Cliath Theas

PR/0238/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0639 **Application Date:** 20-Dec-2021
Submission Type: New Application **Registration Date:** 20-Dec-2021
Correspondence Name and Address: Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford
Proposed Development: Demolition of existing chimney and single storey conservatory and kitchen extensions to the rear; construction of two storey extension to the front of the existing dwelling; construction of single storey flat roof extension to the rear with rooflights; construction of new first floor extension over the existing garage, with partial conversion of garage; conversion of existing hip roof to a gable roof; new dormer extension to existing attic; widen existing vehicular entrance to 3.5m and all associated site works.
Location: 29, Springfield Road, Dublin 6w
Applicant Name: Piaras & Claire Flynn
Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description

The site accommodates a 2-storey semi-detached house with pitched roof, located in an established residential area. The house backs onto an educational campus and associated playground/pitches.

Site Area: 0.00293 Ha.

Site Visit: 14/2/2022

Proposal:

Demolition of existing chimney and single storey conservatory and kitchen extensions to the rear:

- construction of **two storey extension to the front** of the existing dwelling;
- construction of **single storey flat roof extension to the rear** with rooflights;
- construction of **new first floor extension over the existing garage,**
- with **partial conversion of garage;**
- **conversion of existing hip roof to a gable roof;**
- **new dormer extension to existing attic;**

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- widen existing vehicular entrance to 3.5m;
- and all associated site works.

Zoning:

'RES' – 'To protect and/or improve residential amenity.

Consultations:

Water Services	Requests Additional Information.
Irish Water	No objection, subject to conditions.
Roads	No objection, subject to conditions.

SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None.

Relevant Enforcement History

None.

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.

Section 9.3.4 Non-Designated Areas

Policy HCL 15 Non-Designated Areas

Objective 3 – To protect existing trees, hedgerows and woodlands...

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures

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- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy;
- Residential amenity and visual impact;
- Water
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to extensions to dwellings.

Residential Amenity and Visual Impact

Demolition

The proposed demolition of rear extensions and chimney would not detract from the character of the area or undermine the land-use zoning objective, either on its own or as part of this development.

2-Storey Front Extension and First Floor Side Extension

The proposed development would provide for a gable-fronted 2-storey extension to the lefthand side of the front façade (as viewed from the street). To the side, the house is proposed to be extended to the site boundary.

The combined impact of the proposed extensions to the front and side is considered to be overbearing and out of character. The main objectionable element is the 2-storey projecting element to the front. When combined with the side extension to the site boundary, this would be out of character with the area and would contravene the following guidance in the SDCC House Extension Design Guide (2010):

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- if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;
- 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;
- If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.

The applicant should be requested to alter the proposed development by way of setting back the front elevation above the garage. This impacts the proposed bedroom above the garage and would additionally impact the proposed front dormer/gable. This should be addressed by **additional information**.

Site Boundary and Flashing/Eaves

The proposed roof conversion is assessed below. The combination of the side extension and roof above appears to provide for development that would overhang the property boundary and would thus be outside the red line boundary of the application. The applicant should revise this element of the development by way of **additional information**.

Roof Profile and Attic Conversion

The proposed transition from a hipped roof to a pitched roof with side gable is not supported in the SDCC House Extension Design Guide, and South Dublin County Council does not generally support such conversions of semi-detached dwellings, especially where they are extending to the side. The Planning Authority does take a flexible attitude to roof conversions and generally allows the use of half hip roof profiles to facilitate attic conversions. The applicant should be requested to revise their plans as part of **additional information**.

Rear Dormer

The proposed rear dormer is acceptable in terms of scale and apparent separation from the party boundary, set out as 560mm on the submitted drawings, and there is an adequate setback from the eaves. The dormer would also be at a lower level than the ridge height of the main roof. This is acceptable.

Rear Extension

The proposed rear extension would comprise a staggered rear façade at ground level with screen windows opening onto a patio. The extension would be flat roofed and would be 5-6m deep. The

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extension would be flush with the southern property boundary and separated from the northern boundary by about 1 metre. The flat roof would similarly be provided in two parts, with a 3.61m high parapet to the northern portion of the extension, and a 3.81m high parapet to the southern portion.

The ground level appears lower to the rear of the site, and the proposed extension would have at-grade access to a new patio to the rear; however, the proposed party boundary wall appears to maintain adequate privacy by way of its height.

Though the extension is quite deep as well as tall at the southern boundary, the orientation of the party boundary necessitates that it tapers away from the house to the south, thereby mitigating the impact of the development.

The rear extension is acceptable.

Extension of Vehicular Access

In terms of visual impact, there are no issues with the widening of the vehicular access. In terms of residential amenity, it is considered appropriate to limit vehicular accesses to 3.5m in support of pedestrian safety and comfort. The proposal meets this standard.

Access, Transport and Parking

The Roads Department has stated no objection subject to **conditions** relating to dishing and widening of the curb, gates opening inwards, and vehicles to exit the site in a forward direction. The latter requirement is not enforceable and should not be a condition of permission.

Water

The Environmental Services Department has sought additional information in order that percolation testing results and design details are provided for the proposed soakaway. As there are other issues with the development, it is considered appropriate to include this as an item of **additional information**.

Irish Water has stated no objection, subject to **conditions** that all works are carried out according to their standard details. This is noted.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 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.

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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 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.

Conclusion

An extension at this site is acceptable in principle subject to some changes which the applicant should be requested to consider by way of additional information.

Recommendation

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

1. The combined impact of the proposed extensions to the front and side is considered to be overbearing and out of character. The main objectionable element is the 2-storey projecting element to the front. When combined with the side extension to the site boundary, this would be out of character with the area and would contravene the guidance in the SDCC House Extension Design Guide (2010)

The applicant is requested to alter the proposed development by way of setting back the front elevation above the garage. This impacts the proposed bedroom above the garage and would additionally impact the proposed front dormer/gable. The SDCC House Extension Design Guide (2010) recommends a set back of 50cm at first floor level for such side extensions.

2. (a) The combination of the side extension and roof above appears to provide for development that would overhang the property boundary, and would thus be outside the red line boundary of the application. The applicant is requested to revise this element of the development by way of additional information.
(b) The proposed transition from a hipped roof to a pitched roof with side gable is not supported in the SDCC House Extension Design Guide, and South Dublin County Council does not generally support such conversions of semi-detached dwellings, especially where they are extending to the side. The Planning Authority does take a flexible attitude to roof conversions and generally allows the use of half hip roof profiles to facilitate attic conversions. The applicant is requested to revise their plans as part of additional information.
3. (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

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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.

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REG. REF. SD21B/0639

LOCATION: 29, Springfield Road, Dublin 6w



Colm Maguire,
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: 22/2/22



Eoin Burke, Senior Planner