

Comhairle Chontae Atha Cliath Theas

PR/0245/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0641 **Application Date:** 21-Dec-2021
Submission Type: New Application **Registration Date:** 21-Dec-2021
Correspondence Name and Address: Graham McNevin 3, Kilakee Gardens, Firhouse, Dublin 24
Proposed Development: Domestic extension to side and rear of existing property including first floor extension partially over existing ground floor extension to rear and two storey extension to side of existing dwelling with internal alterations and all associated site works.
Location: 32, St. Patrick's Cottages, Rathfarnham, Dublin 14
Applicant Name: Gail & Ronan Carey
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.02 hectares

Site Description:

The application site contains a two storey, semi-detached house, located on St Patrick's Cottages in a row of similar dwellings. St Patrick's Cottages comprise a street of similar small cottages with varying sizes and styles of rear extensions. The surrounding area is residential in nature.

Site visited:

31 January 2022

Proposal:

Permission is sought for the following:

- Construction of a 2-storey side and rear extension (59sq.m) with a flat roof, approximately 6m in height
- Internal alterations to layout including relocation of stairs

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

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SEA Sensitivity Screening

The subject site is located within the St Patrick's Cottages, Grange Road, Rathfarnham Architectural Conservation Area (ACA).

Consultations:

Surface Water Drainage – Further information recommended

Irish Water – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 02/02/2022

1 submission received including as follows:

- Overshadowing and loss of privacy at rear of neighbouring dwelling
- Negative effect on character and appearance of St. Patrick's Cottages

Relevant Planning History

None recorded for subject site.

It is noted that a similar property on St Patrick's Cottages to the south has constructed a two-storey extension however, **there is no planning history for this development.**

To the north, there is planning history for a similar dwelling, summarised as follows:

SD13B/0188: Permission refused for demolition of a single storey extension and the construction of a two-storey pitched roof extension providing kitchen, living area, bathroom and two bedrooms, with pedestrian side access.

Relevant Reasons for Refusal

- *The proposed development by virtue of its depth (12 m.), height (7.3 m.) its proximity/set back of 1.4 metres from the southern side common boundary shared with the adjoining dwelling No. 30 would have a significant adverse impact on the residential amenity of adjoining dwelling No. 30 by way of overbearing impact and loss of outlook. Such development would be contrary to the requirements of the House Extension Design Guide - Appendix 5 of the Development Plan 2010 – 2016. Thus, the proposed development would seriously injure the amenities of property in the vicinity.*
- *The proposed development by virtue of its depth (10.7 m.), height (7.3 m.) and location built along the northern boundary of the site, would (i) have an overbearing impact on the pedestrian amenity of the adjoining footpath and (ii) would have a negative impact on the character and visual amenity of the surrounding streetscape of St. Patrick's Cottages which contains a number of Protected Structure dwellings (listed as ref. no. No. 259 in Schedule 2 of the South Dublin County Development Plan 2010 – 2016).*

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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.

Section 9.1.3 Architectural Conservation Areas

Policy HCL4 Architectural Conservation Areas

It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.

HCL4 Objective 2:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

Section 11.3.3 Additional Accommodation

(i) Extensions

*The design of residential extensions should accord with the **South Dublin County Council House Extension Design 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.*
- Make sure enough rear garden is retained*

Side Extensions

- Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - 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;*

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- *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *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.*
- *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 minimize 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.*
- *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.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *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*

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Relevant Government Guidelines

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

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

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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 concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Architectural Conservation
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

The subject site is located within the St Patrick's Cottages, Grange Road, Rathfarnham Architectural Conservation Area (ACA).

HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 4 Architectural Conservation Areas states '*it is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.*'

HCL4 Objective 2 states it is an objective of the Council '*to ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.*'

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The proposed development will be visible from the street and there could be an impact on the visual setting of the ACA. The Architectural Conservation Officer has recommended **additional information** is sought to allow an informed assessment of the impact on the ACA.

Residential and Visual Amenity

The proposal is for construction of a two-storey rear and side extension, incorporating existing ground floor rear extension, internal layout alterations and all associated site works. The extension would be flat roofed and have a maximum height of approximately 6m. the extension would protrude approximately 8m from the existing rear building line at first floor level, and approximately 10m from the rear building line at ground floor level. A rear garden in excess of 70sq.m would be retained.

Ground floor extension

The ground floor extension would be constructed to the side of the existing dwelling, setback approximately 5.4m from the existing front building line of the house. This setback is considered acceptable. A separation distance of approximately 1m would be retained to the southern site boundary. This separation distance is considered acceptable.

The extension would facilitate internal layout alterations at ground floor level, providing a new entrance lobby, accessed from the side extension. The existing rear extension, which currently comprises a bedroom and bathroom, would be converted to provide an open plan living area, combined with the side extension including kitchen and utility area.

The ground floor extension is acceptable in principle.

First floor extension

The first-floor extension would provide 2 bedrooms to the rear and a family bathroom at the front to the side. The extension would be setback 1.4 m from the northern site boundary and 1 from the southern site boundary. An observation has been received raising concerns about the proximity of the extension to the northern site boundary and the impact this would have on daylight and views.

The House Extension Design Guide states that extensions should be located away from neighbouring property boundaries, particularly if higher than one storey. The Guide states that '*as a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*' In this instance, 6m of height is achieved and therefore a separation distance of 2m from the site boundary should be maintained as a minimum. The current proposal would retain a distance of 1.4m to the site boundary. It is noted that part of the reasons for refusal of SD13B/0188 included that the extensions '*proximity/se back of 1.4 metres from the side common boundary shared with the adjoining dwelling... would adversely impact on the residential amenity of the adjoining dwelling...*'. The same issue arises in this instance.

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Given the location of windows at first floor level of the existing cottages, the setback of 1.4m from the common boundary to the south is not considered acceptable. The applicant should be requested to revise the size of the first-floor extension, to ensure a distance of no less than 2m is retained between the wall of the extension and the site boundary. This should be sought as **additional information**.

The Development Plan requires a minimum distance of 22m between opposing above ground floor windows. A distance in excess of 30m is provided between the opposing windows of the bedrooms and neighbouring properties to the rear and this is considered acceptable.

Based on the above, the principle of the extension is considered acceptable however, **additional information** should be sought to address concerns in regard to the scale of the first-floor extension and the impact this might have on neighbouring properties.

Architectural Conservation

The SDCC Architectural Conservation Officer has reviewed the application and has provided consultation via email. An extract from this correspondence states *'any two-storey extension and in particular a side extension at this location needs to be justified and should be of high architectural quality and design.'*

The ACO recommends **additional information** should be sought as follows:

- *In order to fully assess the proposed development it is considered that an architectural impact assessment should be provided to include a design rationale.*
- *Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.*
- *The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.*

Given the sites location within the ACA and the heritage value attached to St Patrick's Cottages, it is considered appropriate to request the recommended **additional information** to ensure the special character of the ACA and neighbouring properties are not negatively impacted by the proposed development.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **further information** be sought as follows:

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- 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) Where practical soakaways must include an overflow connection to the surface water drainage network.*
- 1.3 The applicant is required to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.*

It is considered that this **further information** should be requested to ensure the inclusion of sufficient SuDS features for the development.

Irish Water has reviewed the application and stated no objection subject to **conditions**.

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.

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

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that the applicant should submit **additional information** in relation to the following:

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- The first-floor extension should be revised to ensure a suitable separation distance is achieved between the extension and the site boundary to the south.
- An architectural impact assessment should be provided to include a design rationale.
- Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.
- The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.
- A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway.

Recommendation

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

1. The applicant is requested to amend the size of the first floor rear extension to ensure that 2m is maintained to the southern site boundary, in the interests of protecting the residential amenity of the neighbouring property.
2. In order to fully assess the proposed development it is considered that an architectural impact assessment should be provided to include a design rationale. The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.
3. Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.
4. 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.
5. The applicant is requested 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:

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- (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) Where practical soakaways must include an overflow connection to the surface water drainage network.

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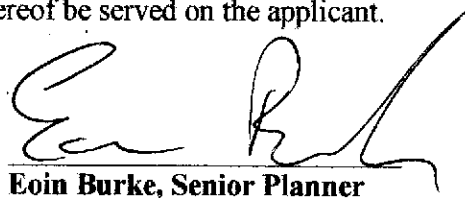
LOCATION: 32, St. Patrick's Cottages, Rathfarnham, Dublin 14


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:

23/2/22


Eoin Burke, Senior Planner