

Comhairle Chontae Atha Cliath Theas

PR/0263/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0001 **Application Date:** 04-Jan-2022
Submission Type: New Application **Registration Date:** 04-Jan-2022
Correspondence Name and Address: Carol Forbes, 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin
Proposed Development: Construction of single storey detached garden room comprising of home office and gym.
Location: 7, Saggart Lakes, Saggart, Co. Dublin.
Applicant Name: Sean Keller
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.1722 Hectares.

Site Description:

The site is located in the residential estate of Saggart Lakes, which is accessed from Garter Lane and located to the east of Citywest Golf Club. The site contains a large, two-storey, detached dwelling. Saggart Lakes is a development of approximately 16 large, detached dwellings, which benefit from large detached single storey garages. The development is gated and not visible from the public road, which is approximately 1km from the site, accessed via a private roadway serving the residential development.

Proposal:

- Construction of single storey detached garden room comprising of home office and gym.

Zoning:

The subject site is subject to zoning objective OS - 'To preserve and provide for open space and recreational amenities'.

Consultations:

Surface Water Drainage – Additional Information Required.

Irish Water – Additional Information Required.

SEA Sensitivity Screening – Overlap indicated SFRA B 2016.

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Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

None for subject site.

Adjacent sites

SD15B0115: 12, Saggart Lakes, Saggart, Co. Dublin. **Permission granted** to (1) Construct dormer style attached domestic garage to the side of existing two storey dwelling. (2) Construct a single storey porch to the front of the existing two storey dwelling. (3) Construct single storey sunroom below existing balcony to rear of dwelling. (4) Convert existing domestic garage for use as a study & remove existing garage door to be replaced with 2 windows. (5) Convert existing attic space to incorporate habitable accommodation. (6) Complete all ancillary site works.

SD06B/0489: 9, Saggart Lakes, Saggart, Co. Dublin. **Permission granted** for amendments to the approved development, house type C1 (Planning Reg. Ref. S99A/0205) consisting of extension and conversion of the single storey side garage to form part of the main house and construction of a new detached double garage on the site.

SD05B/0730: 16, Saggart Lakes, Saggart, Co Dublin. **Permission granted** for amendments to the approved development, house type C1 (Planning Reg. Ref. S99A/0205) consisting of revisions to the internal layout of the house, extension and conversion of the single storey side garage to form part of the main house and construction of a new detached double garage on the site.

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 H13 Private and Semi-Private Open Space

- It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

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Policy H14 Internal Residential Accommodation

- It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

Policy H17 – Residential Consolidation:

- It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

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 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

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 11.3.2 Residential Consolidation

(iii) Backland Development

- *Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking.*

Section 11.3.3 Additional Accommodation

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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

South Dublin County Council House Extension Design Guide (2010)

Rear Extensions:

- *Match or complement the style, materials and details of the main house*
- *Match the shape and slope of the roof of the existing house,*
- *Make sure enough rear garden is retained.*

Relevant Government Guidelines

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and Visual Amenity
- Services and Drainage.

Zoning and Council Policy

The subject site is zoned OS - 'To preserve and provide for open space and recreational amenities. The site contains an existing two storey, detached dwelling and permission for a garden room / home office and gym. The proposed development is considered acceptable in principle subject to compliance with the Council policy in relation to garages ancillary to dwelling houses.

Residential & Visual Amenity

The proposed garden room development is located 17.1m north east of the existing four-bed dormer dwelling; under the County Development Plan it is noted that a four-bedroom dwelling requires a minimum of 70sq.m of rear amenity space. In this proposal, the minimum standard is achieved with

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996.4sq.m and therefore complies with the Minimum Space Standards for Houses set out in Table 11.20 of the South County Development Plan 2016-2022.

Notwithstanding the acceptable principle of the proposed rear garden development, the Planning Authority note that no supporting contiguous and contextual drawings were submitted with the application. Having regards to scale and size of the proposed Garden Room in context to the main dwelling and on its surroundings within the subject site. These details are required for the planning authority to make a full assessment of the said proposal and it is deemed necessary to request contiguous elevations and north-southerly, east-westerly, southwest-northeast section site views by **Additional Information.**

The L shaped structure is 10m in length both west and south facing and 4.5m in width and has a floor area of 72.50sq.m. The roof is a flat zinc covered with a height of 3m. The proposal would be finished using timber cladding with patio styled doors on the west and south-facing elevations and two windows on west-facing elevation.

The use of the garden room as a home office and gym is considered to be ancillary use and the proposal is considered to be incidental to the existing house with no connection to the water mains for a w/c. The shed size is considered large, however, in this instance, it is considered in context and size to the existing 345 sqm dwelling within a considerable large site of 0.1722 Hectares. The design of this structure is considered acceptable and does not detract from the visual and residential amenities of the area.

Having regard to the overall scale of the proposed garden room, it is noted that the proposal is set back at a minimum distance of approximately 1.2m from the northern boundary and a maximum distance of approximately 3.2m from the eastern boundary. It is deemed that the single storey flat roofed structure should cause no undue overbearing impact to the neighbouring dwelling to the north, however additional drawings for clarity are deemed necessary. It is also noted that large hedging provides screening for the subject dwelling from the properties to the north and the open field to the east.

Having regard to the location and overall scale and design of the proposed development it is not considered to be visually obtrusive and when considered in the context to the main dwelling and surrounding properties, is deemed to be acceptable under the Development Plan provisions.

Services & Drainage

The Water Services Section has requested additional information on the following:

- 1.1 For the applicant to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. Also include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained.

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- (1.2) drawing showing plan and cross-sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway.
- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
 - The Developer will ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.”

Flood Risk

Having regards to SEA Sensitivity Screening and Overlap indicated SFRA B 2016, the surface water drainage department have no objections.

Irish Water

Irish Water has requested additional information in relation to the applicant submitting a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.

Having regards to the size of the Garden Room, it is deemed necessary to request **additional information** with regards to the requests of the Water Services Department and Irish water.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development 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.

Development Contributions

Development Contributions Assessment	
Overall Quantum	
Residential Extension sq.m	
Residential – Garden Room	72.50sq.m
Assessable area	Nil

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Garden Room	72.50sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.1722 Hectares.

Conclusion

Further information is required having regard to the Surface Water Drainage and Irish Water required drawings, coinciding with the lack of supporting contiguous and contextual drawings submitted with the application.

Recommendation

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

1. The applicant is requested to submit supporting contiguous and contextual drawings to be in compliance with the Planning and Development Regulations and accurately depicting the proposed works, to include the following:

Contiguous elevational drawings showing the proposal in full context to the subject dwelling on site and clearly demonstrating the proposal in full context with north-southerly, east-westerly and southwest-northeast section views of the proposal with the surrounding dwellings to the north. All development proposed in this application should be clearly delineated on revised elevational drawings.

2. (1) The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all A_j's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

(2) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway

Note: If a soakaway is proposed the applicant shall submit the following:

- (a) 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) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the

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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 a public surface water sewer. Irish Water.

The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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REG. REF. SD22B/0001

LOCATION: 7, Saggart Lakes, Saggart, 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:

28/2/22



Eoin Burke, Senior Planner