

Comhairle Chontae Atha Cliath Theas

PR/0253/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0643 **Application Date:** 22-Dec-2021
Submission Type: New Application **Registration Date:** 22-Dec-2021

Correspondence Name and Address: McArdle Doyle Ltd. 2nd Floor, Exchange Building,
The Long Walk, Dundalk, Co. Louth

Proposed Development: 5.5sq.m single storey porch extension to front
elevation and all associated site and development
works.

Location: 18, Westbourne Grove, Dublin 22

Applicant Name: Anthony Kearney

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.018 hectares

Site Description:

The application site contains a two storey, semi-detached/end-of-terrace house, located on Westbourne Grove in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

31 January 2022

Proposal:

Permission is sought for the following:

- Construction of pitched roof porch (5.5sq.m) to comprise entrance corridor and toilet.

Zoning:

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

Consultations:

Surface Water Drainage – No objection

Irish Water – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 03/02/2022

No submissions or observations received

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Relevant Planning History

None recorded for subject 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 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 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*

Porches

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e. a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Front Extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill*
- *details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a*
- *house such as bay windows.*

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- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- 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.

Residential and Visual Amenity

The proposal is for construction of a porch (5.5sq.m), comprising entrance corridor and toilet. The porch would have a pitched roof and be constructed from brick. A driveway length in excess of 6m would be retained.

The porch would extend 2.9m from the existing front building line and would be 2.7m in width. The House Extension Design Guide (2010) states that extensions that extend more than 1.5m in from the

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existing front building line should be avoided, especially on streets where there is a regular building line. In this regard, a projection of 2.7m is considered inappropriate. The applicant should be requested to submit **additional information**, revising the design of the porch to have a depth no greater than 1.5m.

The porch would be primarily constructed from brick, to match the existing ground floor façade. No windows are proposed, and a door would be offset from the centre to provide access to the house. The existing property is c.25 years old with a shallow pitched roof. In relation to porch extensions for this type of property, the House Extension Design Guide states '*A simple porch structure with a more lightweight appearance (i.e. a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.*'

It is considered that the lack of windows and offsetting of the door create a heavy, unbalanced appearance, especially with regard to the existing character of the street, where properties predominantly have a pitched roof open porch. The applicant should be requested to submit **additional information** comprising revised proposals for the porch to include fenestration, giving the porch a more lightweight appearance.

Based on the above, the proposed extension is not considered acceptable and would not comply with the recommendations of the House Extension Design Guide. The applicant should be requested to submit **additional information** amending the depth of the porch and incorporating additional glazing to provide a more lightweight appearance.

Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection. An extract from their report states:

- *All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal*
- *The Developer shall 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.*

Irish Water has reviewed the application and has recommended standard **conditions** in relation to compliance with Irish Water standards codes and practices.

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

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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 House Extension Design Guide, is it considered that the applicant should be requested to submit additional information as follows:

- The depth of the porch should be reduced to no more than 1.5m
- Windows are required to give the porch a more lightweight appearance

Recommendation

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

1. The proposed porch depth is 2.7m, significantly in excess of the House Extension Design Guide recommendation that front extensions do not extend beyond 1.5m from the front building line. The applicant is requested to reduce the depth of the porch to no more than 1.5m and submit revised plans and elevations as necessary.
2. It is considered the current porch design, with an off-centre front door and no windows, is heavy and unbalanced in appearance and would be detrimental to the visual amenity of the area. The applicant is requested to submit revised proposals, incorporating fenestration into the design of the porch to assist in creating a more lightweight appearance. Windows serving the toilet should be obscure glazing in the interests of residential amenity and privacy.

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REG. REF. SD21B/0643

LOCATION: 18, Westbourne Grove, Dublin 22

jjohnston

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: 24/2/22

E Burke

Eoin Burke, Senior Planner