

Comhairle Chontae Atha Cliath Theas

PR/0299/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0008 **Application Date:** 14-Jan-2022
Submission Type: New Application **Registration Date:** 14-Jan-2022
Correspondence Name and Address: David Corbally, David Corbally 55, Ludford Drive,
Ballinteer, Dublin 16
Proposed Development: 2 four bedroom, semi-detached dormer bungalows.
Location: The Bungalow, Newlands Road, Balgaddy, Lucan, Co.
Dublin
Applicant Name: Edward Bennett & Paul Boyle
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0672 hectares

Site Description:

The application site consists of an overgrown vacant site in between two detached residences, located off Newlands Road. The site is lower than Newlands Road and would be highly visible when viewed from the west. The site was heavily parked during a site visit. The surrounding area is residential in nature.

Newlands Road is raised above the surrounding land as it is located on top of an esker.

Site visited:

16 February 2022

Proposal:

Permission is sought for the following:

- Construction of 2 4-bedroom semi-detached dormer bungalows

Zoning:

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

SEA Sensitivity Screening

No overlap with relevant layers

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Consultations:

Roads – Further information recommended

Parks – No objection

Surface Water Drainage – Further information recommended

Irish Water – Further information recommended

Submissions/Observations /Representations

Submission expiry date – 17/02/2022

1 submission raising points including:

- Objection
- Lack of consent to connect to manhole
- More information needed on planned move of existing TP and LP
- Suitability of ditch for soakaway
- Upstairs window will look into neighbouring bedroom
- House elevation higher than existing dwelling
- No proposal for parking of extra vehicles.

Relevant Planning History

SD15A/0131: Permission granted for construction of 2 four bedroomed semi-detached dormer bungalows.

Condition 2 of this permission required as follows:

2. *No development shall take place under this permission until the following works have been completed to the satisfaction of the Council's Roads Section:*
 - a. *The applicant shall pave the gravel area to the immediate west of the driveway with tarmac, in order to achieve the required visibility*
 - b. *The lighting pole and telegraph pole shall be removed from the visibility line at the applicant's expense.*

REASON: In the interest of traffic safety and the proper planning and sustainable development of the area.

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 2.4.0 Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

Policy H17 Residential Consolidation

Policy H17 Objective 2:

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To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Policy H17 Objective 5:

To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Type of Unit	Houses	Private Open Space
<i>One Bedroom</i>	<i>50sq.m</i>	<i>48sq.m</i>
<i>Two Bedroom</i>	<i>80sq.m</i>	<i>55sq.m</i>
<i>Three Bedroom</i>	<i>92sq.m</i>	<i>60sq.m</i>
<i>Four Bedroom or more</i>	<i>110sq.m</i>	<i>70sq.m</i>

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

(i) Infill Sites

Development on infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*
- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of*

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private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.

(ii) Corner/Side Garden Sites

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

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.

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 H15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.2 Car Parking Standards

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Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Chapter 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 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

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).

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).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Roads
- Public Realm
- 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'*. Residential dwellings are 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal is for construction of 2 semi-detached dormer bungalows on a vacant infill site in-between two existing dwellings. Each dwelling would have a rear garden in excess of 70sq.m. No detail on the number of parking spaces provided for each dwelling is shown on site layouts however

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the application form states that 2 parking spaces will be provided. **Additional information** in relation to parking has been recommended by the Roads department.

Internal Accommodation

The two dwellings provide the same size of accommodation, with each unit being a mirror layout of the other. The Quality Housing for Sustainable Communities Guidelines state that double bedrooms should be a minimum of 11.4sq.m, with main bedrooms being a minimum of 13sq.m. The properties would each provide 4 double bedrooms as follows; 17.62sq.m, 17.11sq.m, 13.32sq.m and 11.6sq.m in size. The table below compares the accommodation provided against the requirements of the SDCC Development Plan and the Guidelines. It is noted that the proposed dwellings would accommodate a maximum of 8 persons however, the Guidelines only provide target gross floor areas for dwellings up to 7 persons.

	Target gross floor area	Aggregate living area	Aggregate bedroom area	Storage	Private Open Space
Guidelines	110sq.m	40sq.m	43sq.m	6sq.m	-
Dev't Plan	110sq.m	-	-	-	70sq.m
Proposed	156.48sq.m	48.54sq.m	59.31sq.m	4.4sq.m*	>70sq.m

* It is noted that a utility room (2.7sq.m) is provided however, as this is not a designated storage space it has not been included in the overall storage figure.

It is considered that the properties would generally provide living accommodation that exceeds with the Development Plan and Guideline standards. It is noted that storage does not meet the Guideline's requirements however, as noted, there is a utility room that may be able to provide additional storage and it is considered that ample room is provided in the dwellings to provide for additional storage requirements if necessary.

External

The dormer bungalows have a similar design to the dwelling located to the north, albeit 1.3m taller. An observation has raised concerns about the additional height of the dwellings. The dwellings would be located on a small lane off Newlands Road serving 2 existing dwellings. There is no dominant style of dwelling along this road or prevailing building height and therefore the additional 1.3m is not considered to be significant.

It has not been stated what materials would be used for the façade and a **condition** should be attached stating that material must be complementary to dwellings in the area in the event of a grant.

A submission was received stating concerns about first floor windows overlooking neighbouring bedrooms. It is assumed that this relates to windows on the northern elevation. It is noted that these

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windows serve a landing and a bathroom, and a **condition** should be attached requiring these windows to be obscure glazing to protect privacy.

Based on the above, the proposed development is considered acceptable. It is considered that the internal accommodation provided meets all relevant guidelines and standards and the properties would not harm the residential amenity of the area or neighbouring properties.

Roads

The Roads Department has reviewed the application and has recommended **additional information** be sought as follows:

1. *A revised layout of not less than 1:200 scale the location and number of parking spaces to be provided at the development. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.*
2. *A revised layout of not less than 1:200 scale, showing the vehicular access points shall be limited to a width of 3.5 meters.*
3. *A revised layout of not less than 1:200 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*

The applicant should be requested to submit the recommended **additional information**, to ensure adequate safe parking is provided for both properties. Standard **conditions** have been recommended in the event of a grant relating to access arrangements as well as a condition requiring the removal of the existing lighting and telegraph poles (referenced in **SD15A/0131** Condition 2) at the applicants expense to ensure suitable visibility from the site is achieved.

Public Realm

The Public Realm Department has reviewed the application and has stated **no objection**. The Report does not recommend the need for any **conditions**.

Services, Drainage and the Environment

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

- 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 *Submit a drawing showing a site-specific plan and cross-sectional view of proposed soakaways as per BRE Digest 365 Standards.*

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

Irish Water has reviewed the application and has recommend **additional information** be sought as follows:

1. *Water*

Where the applicant proposes to connect to a public water network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Reason: In the interest of public health and to ensure adequate water facilities.

2. *Foul*

The proposed foul drain layout does not comply with Irish Water Standards because there is no individual connection from each property to public foul sewer. Obtain a letter of conformation of Feasibility from Irish Water for proposed development. Submit a revised drawing that complies with Irish water Standards.

- *Where the applicant proposes to connect to a public wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered that connection agreements can be required by condition in the event of a grant of permission. It is considered appropriate to request the recommended **additional information** in relation to the foul sewer connection to ensure provision of such is in compliance with Irish Water standards.

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

A similar development was granted permission on this site under SD15A/0131.

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The applicant should be requested to submit **additional information** in relation to the following:

- The location and number of parking spaces to be provided at the development.
- Vehicular access points shall be limited to a width of 3.5 meters.
- Elevation of entrance details showing boundary walls
- Soil percolation test results, design calculations and dimensions for the proposed soakaway.
- Site-specific plan and cross-sectional view of proposed soakaways as per BRE Digest 365 Standards
- Obtain a letter of conformation of Feasibility from Irish Water for proposed development. Submit a revised drawing that complies with Irish water Standards.

Recommendation

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

1. The applicant has not provided sufficient information in relation to the proposed parking for each dwelling or the front boundary treatments. The applicant is requested to submit the following in relation to access and parking arrangements:
 - (a) A revised layout of not less than 1:200 scale the location and number of parking spaces to be provided at the development.
 - (b) A revised layout of not less than 1:200 scale, showing the vehicular access points shall be limited to a width of 3.5 meters.
 - (c) A revised layout/elevation of not less than 1:200 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. 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.
3. The applicant is requested to submit a drawing showing a site-specific plan and cross-sectional view of proposed soakaways as per BRE Digest 365 Standards.
4. The proposed foul drain layout does not comply with Irish Water Standards because there is no individual connection from each property to public foul sewer. The applicant is requested to obtain a letter of conformation of Feasibility from Irish Water for proposed development and submit a revised drawing that complies with Irish Water Standards.

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REG. REF. SD22A/0008

LOCATION: The Bungalow, Newlands Road, Balgaddy, Lucan, Co. Dublin

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:

8/3/22



Eoin Burke, Senior Planner