

# Comhairle Chontae Atha Cliath Theas

**PR/0323/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0028      **Application Date:** 26-Jan-2022

**Submission Type:** New Application      **Registration Date:** 26-Jan-2022

**Correspondence Name and Address:** Alison Clarke 1st Floor, 2 Chapel Hill, Lucan, Co. Dublin, K78 A6P7

**Proposed Development:** Alterations to previously granted planning permission, Ref. number SD20/0419: single storey entrance lobby to the north elevation with roof light over; reconfiguration of ground floor kitchen, dining area, utility and office space with introduction of a new fixed roof light over living room area to the rear south elevation; first floor master bedroom, bathroom and walk-in wardrobe layout reconfiguration; roof light to southwest of existing main pitched roof re-positioned and overall size increased; design change to dormer windows located to the northeast elevation; 2 feature external planters to ground and first floor level located on the north elevation; minor internal alterations to existing dwelling and demolition of existing concrete shed, inclusive of all associated site works.

**Location:** 36, Kew Park Crescent, Lucan, Co. Dublin

**Applicant Name:** Sarah Duke and Philip Tomlinson

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

**Site Area:** stated as 0.039 hectares.

### **Site Description:**

The application site contains a two storey, semi-detached A-frame bungalow, located on Kew Park in a row of similar dwellings. The surrounding area is residential in nature

### **Site visited:**

10 March 2022

### **Proposal:**

Permission is sought for alterations to SD20B/0419 comprising the following:

- Construction of single storey porch to side (6.6sq.m.)

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- Alterations to design of ground floor rear extension creating an L-shape, previously permitted stepped floorplan.
- Extension of first floor master bedroom suite (8.2sq.m additional floor area)
- Increased size of rooflights
- Alterations to design of dormer windows on northeast elevation
- Placing of 2 feature external planters on north elevation
- Other internal alterations
- Demolition of concrete shed

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – **Further information** recommended

Irish Water – No objection, **conditions** recommended

### **SEA Sensitivity Screening**

No overlap with relevant environmental layers

### **Submissions/Observations /Representations**

Submission expiry date – 1 March 2022

No submissions or objections received.

### **Relevant Planning History**

**SD20B/0419: Permission Granted** for the following:

- Two storey extension to side (east) and rear (south) elevations of existing dwelling to include for kitchen, living room, toilet, pantry and study on ground floor with master bedroom;
- en-suite and walk in wardrobe to first floor level with associated internal reconfiguration to both floors;
- re-positioning of main entrance/doorway from the side (east) to the front (north) elevation; new roof dormer to the side (east) roof elevation inclusive of all associated drainage and site work externally.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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### **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*

### **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 comprises alterations to previously approved development SD20B/0419.

### **Ground Floor Alterations**

A stepped rear extension projecting 8.9m along the eastern site boundary was previously approved, comprising a utility room, corridor and home office. In addition, a previous patio area along the western site boundary was to be infilled and extended as part of the ground floor extension.

Ground floor alterations provide for an L-shaped extension, projecting 1.7m along the eastern site boundary and an elongated extension now located on the western site boundary, projecting 5.9m from the rear building line of the adjoining property. An existing rear shed would also be demolished as part of these alterations. This demolition is considered acceptable.

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The previous ground floor layout provides for an extension along the eastern boundary. Given the orientation of properties the impact on the neighbouring dwelling would have been slight, especially as a shed was previously located along this boundary. The reorientation of the layout provides for a large protrusion along the western boundary and there would be a concern that this would impact the daylight enjoyed by the dwelling to the west. The extension along the western boundary provides for a living room and office space. It is considered that the depth of the protrusion along this boundary should be reduced so as not to give rise to unacceptable levels of overshadowing and loss of light to the neighbouring dwelling. A 5.9m flank wall is proposed along the boundary. To be acceptable this should at least be halved. The applicant should be requested to amend this element of the proposal through **additional information**. It is noted that no western elevation has been submitted, showing the impact of this protrusion on the property to the west. The rear elevation shows the parapet of home office extension as being higher than the rest of the rear extension, at 3.27m compared with 2.82m. This creates a disjointed appearance when viewed from the rear and would result in greater impact to the adjoining property to the west. The House Extension Design Guide states that prominent parapet walls should be avoided. The applicant should be requested to reduce the height of this parapet to lessen the impact on the neighbouring dwelling. This should also be submitted as **additional information**, providing revised elevations of the rear and western elevations.

Alterations also include a flat roof side extension providing for a relocated entrance. This is considered acceptable. Other internal ground floor layout alterations are considered acceptable.

### First Floor Alterations

The first-floor extension would be altered to protrude 1.6m from the rear building line of the adjoining property along the eastern site boundary. This would provide an extra 8.2sq.m to the master bedroom suite. The protrusion of 1.6m along the eastern boundary is considered excessive and would have an overbearing impact on the neighbouring dwellings to the west and east. This should be reduced by **additional information** to provide no more than 0.6m additional depth to that already permitted.

On the north elevation, the window serving the en-suite would be changed from a long high window to a standard, narrow, rectangular window. A **condition** should be attached to a grant stating that this window shall be obscure glazing, to protect privacy. It is not considered that these alterations would have a significant impact on the neighbouring dwelling and the works are considered acceptable.

### Dormer Window

The depth of the dormer window, when viewed from the front, would be extended from 2.42m to 3.277m, into the roofscape. This increases the height of the top of the dormer to 5.97m from a previously approved height of 5.5m. This change is considered marginal and, given the maximum ridge height of the existing dwelling (0.5m), is considered acceptable.

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Rooflights are no longer proposed on the dormer and instead only windows would be provided facing east. This is considered acceptable.

### Other External Alterations

Concrete planters are proposed on the north elevation, one at ground level and one at first floor level, on the flat roof of the side extension. 2 rooflights would be placed on the eastern elevation of the roof, replacing 3 previously permitted. These changes are considered acceptable.

### **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 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) Soakaways must include an overflow connection to the surface water drainage network.*

It is noted that the **additional information** recommended is the same information required to be submitted prior to commencement of development under **Condition 2** of SD20B/0419. In the event that **additional information** is recommended, these items should also be sought.

Irish Water has reviewed the application and has no objection. **Conditions** in relation to connection agreements and compliance with Irish Water standards, codes and practices are recommended. These should be included in the event of a grant.

### **Screening for Appropriate Assessment**

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

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Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### **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**

**Additional information** should be sought in relation to the following:

- Revised plans showing a reduced depth of ground floor extension along the western site boundary
- Revised rear and west elevations
- Reduced depth of first floor rear extension to no more than 0.6m additional depth
- Soil percolation test results
- 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. It is considered that the ground floor extension along the western site boundary, that would protrude 5.9m from the rear building line of the adjoining property, is too deep and would have a negative impact on the amenity of the dwelling to the west. The applicant is requested to reduce the extent of this part of the extension along the western boundary and submit revised plans and elevations as necessary.
2. The parapet height of the western part of the rear extension is considered excessive when viewed in relation to the remainder of the rear extension, and with consideration of the impact to the dwelling to the west. The applicant is requested to revise this element of the proposal and submit updated elevations for consideration of the Planning Authority.
3. 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

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accordance with BRE Digest 365 – Soakaway Design.

4. 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) Soakaways must include an overflow connection to the surface water drainage network.
5. It is considered that the additional 1.6m depth of the first floor rear extension would have an overbearing impact on the neighbouring dwelling to the west and east. The applicant is requested to reduce the additional depth of this element to no more than 0.6m more than previously permitted. The applicant is requested to submit revised plans, elevations and other relevant drawings as necessary to detail this change.

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REG. REF. SD22B/0028

LOCATION: 36, Kew Park Crescent, Lucan, Co. Dublin

*jjohnston*  
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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:** 14.03.2022

*Colm Harte*  
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Colm Harte,  
Senior Executive Planner