

Comhairle Chontae Atha Cliath Theas

PR/0330/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0030 **Application Date:** 26-Jan-2022
Submission Type: New Application **Registration Date:** 26-Jan-2022

Correspondence Name and Address: James Briscoe 68 Carrickhill Road,, Portmarnock,, Co. Dublin.

Proposed Development: Retention of existing single storey extension to rear and garage to side, permission for proposed single storey extension to front incorporating porch, first floor bedroom and bathroom extension over existing garage with dormer window to front and conversion of garage to granny flat consisting of living room, bedroom and bathroom.

Location: 7, Woodfarm Drive, Palmerstown, Dublin 20

Applicant Name: Sunoj Philip

Application Type: Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.06 hectares.

Site Description:

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

Site visited:

10 March 2022

Proposal:

Retention permission is sought for the following:

- Single storey rear extension (not clear from drawings)
- Side garage (17.8sq.m)

Permission is sought for the following:

- Construction of a front porch (2.3sq.m) and extension to front of existing garage (8.187sq.m)
- First floor extension to side over garage (20sq.m) with dormer window to front
- Conversion of garage to family flat comprising living room, bedroom and bathroom

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Zoning:

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

Consultations:

Surface Water Drainage – No objection, **conditions** recommended

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

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 01/03/2022

No submissions or objections received.

Relevant Planning History

S00B/0602: Retention of side garage, glazed screen to front door, plus kitchen extension, conservatory and shed to rear. **Permission Granted.**

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 2.4.2 Family Flats

Policy H19 Family Flats

It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.

Policy H19 Objective 1

To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.

Section 11.3.3 Additional Accommodation

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(i) Extensions

*The design of residential extensions should accord with the **South Dublin County Council House Extension Design Guide (2010)** or any superseding standards*

(ii) Family Flats

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- *The family flat should be directly accessible from the main dwelling via an internal access door, and*
- *The design criteria for dwelling extensions will be applied*

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 includes retention of an existing rear extension (not clearly indicated on drawings) and a side garage. Other works include construction of a single storey front extension, first floor side extension and conversion of the side garage to family flat. No other external alterations are noted from drawings.

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Retention

It is clear from drawings the side garage for which retention permission is sought. The garage is 17.82sq.m (measured from drawings) and adjoins the neighbouring property to the south at the site boundary. Retention of the garage is considered acceptable.

It is not clear from drawings what 'rear extensions' retention is sought for. There is a w/c (2.4sq.m) that has been constructed at the rear of the garage, and also a kitchen extension (7.4sq.m) and conservatory (9.5sq.m) that have been constructed to the rear of the main dwelling. It is noted that under S00B/0602 retention was granted for similar works. The applicant should be requested to submit **additional information**, clearly stating which rear extension elements retention permission is sought.

Front Extension & Conversion of Garage to Family Flat

A front extension would provide additional floor area to the proposed family flat (8.187sq.m) and a new front porch (2.3sq.m) The porch would provide access to the main dwelling and the proposed family flat. The extension would protrude approximately 0.75m from the existing front building line, with a driveway length in excess of 6m remaining. The façade would be rendered to match the existing dwelling and would have a pitched roof, connecting to the proposed first floor side extension of the garage. Two windows would be located on the front elevation, with the main access door located on the side of the porch area. These works are considered acceptable.

The garage conversion to family flat, with front extension, would provide a living room (14.7sq.m), bedroom (9.8sq.m) and a wc (2.4sq.m). The Quality Housing for Sustainable Communities Guidelines recommend a minimum living room width of 3.3m for one-bedroom dwellings. This is not achieved in this instance. However, a width of 2.7m is achieved on a constrained site and as the works involve conversion of an existing space this is considered acceptable. At 9.8sq.m the bedroom could only be considered to serve as a single bedroom. This is acceptable for a family flat use. In principle, the conversion of the garage to family flat is considered acceptable. In the event of a grant, **conditions** should be attached requiring the family flat is adapted to use as additional living accommodation for the main dwelling when no longer needed. In addition, it would not be acceptable to subdivide the family flat from the dwelling or leasing/letting the unit.

The applicant has not submitted information to support the family flat conversion, required under Section 11.3.3 (ii) of the Development Plan, demonstrating a genuine need for the family flat. The applicant should be requested to submit this information by way of **additional information**.

First Floor Side Extension

The first-floor side extension (20sq.m (measured from drawings)) would be located over the existing garage and would accommodate a bedroom and en-suite. The bedroom would have a width of 2.7m (measured from drawings), just under the 2.8m recommended by the Quality Housing Guidelines. This is considered acceptable. The extension would have a pitched roof, with a pitched

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roofed dormer window located on the front roofscape and a window located on the rear elevation to match existing fenestration, serving the en-suite. In the event of a grant, a **condition** should be attached requiring this window to be obscured glazing, to protect privacy. There are no properties located to the immediate rear of the dwelling so it is not considered that there will be any additional impacts of overlooking of neighbouring properties.

The ridgeline of the pitched roof of the side extension would be 0.65m lower than the ridgeline of the existing roof of the main dwelling, and the neighbouring property to the south. This is considered appropriate and would assist in limiting the terraced effect of development, if the ridgeline were to be the same as the main dwelling.

Based on the above, the first-floor side extension is considered acceptable.

Other

A roof plan has not been submitted with the application and should be requested as **additional information**.

Services, Drainage and the Environment

Water Services has reviewed the application and has no objection. A **condition** requiring the provision of water butts has been recommended however it is not considered that this could be enforced.

Irish Water has reviewed the application and has stated no objection, recommending **conditions** that all works comply with Irish Water standards, codes and practices. 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.

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.

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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:

- Drawings clearly stating ground floor rear extension elements for which retention permission is sought
- Demonstration of compliance with Section 11.3.3 (ii) family flats
- A roof plan is required

Recommendation

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

1. It is not clear from drawings what rear extension elements retention permission is being sought for. The applicant is requested to submit revised drawings clearly labelling which rear extension elements retention permission is sought to allow a full assessment of these elements and the correct calculation of contributions where necessary. It would be useful if dimensions and sq.m could clearly be shown on drawings as well, for accuracy.
2. Section 11.3.3(ii) of the Development Plan (2016-2022) requires evidence to be submitted in support of applications for family flat extensions and conversions. The applicant has not provided any information to confirm there is a genuine need for the proposed family flat. The applicant is requested to submit this information in compliance with the requirements of the Development Plan.
3. The applicant has not submitted roof plans. An existing and proposed roof plan is required in support of this application and should be submitted by the applicant to allow for a full and comprehensive assessment of the proposals.

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REG. REF. SD22B/0030

LOCATION: 7, Woodfarm Drive, Palmerstown, Dublin 20

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: 15.03.2022

Colm Harte

Colm Harte,
Senior Executive Planner