

Comhairle Chontae Atha Cliath Theas

PR/0349/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0025 **Application Date:** 24-Jan-2022
Submission Type: New Application **Registration Date:** 24-Jan-2022
Correspondence Name and Address: Liam Baker 19, Arnaleigh Gardens, Rathfarnham, Dublin 14.
Proposed Development: Single and 2 storey extension to the rear; new front porch; demolition of the existing shed to the rear.
Location: 13, Ballyboden Crescent, Dublin 16
Applicant Name: Alan Steedman
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0321 Hectares as stated per application.

Site Description:

This site contains a two storey, mid-terrace dwelling with a pitched roof profile and with a relatively long rear garden which is not overlooked. Both the front and the rear of the dwelling faces on to public open space. There is a shed to the rear that is attached to and abuts the neighbouring shed of No.12 Ballyboden Crescent. The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance with a mainly uniform building line.

Proposal:

The application for permission comprises of the following:

- Demolition of existing rear shed (c.10sq.m.).
- Single storey rear extension.
- First floor rear extension.
- New front porch.
- Proposed works measure c.58sq.m.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

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SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD13B/0050: 16, Ballyboden Crescent, Rathfarnham, Dublin 16.

Two storey and single storey extension to existing two storey house including partial demolition of existing single storey porch and all ancillary site works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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.

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 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

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Section 11.3.3 Additional Accommodation

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)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Residential and Visual Amenity

Demolition of shed (10sq.m.)

The shed to the rear is attached to and abuts the neighbouring shed of No.12 Ballyboden Crescent. It is proposed to demolish this shed to provide space for the proposal to be constructed. This demolition would be considered to be broadly acceptable in this instance.

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Single storey rear extension with 1 roof light

The extension will project outwards from the main rear building line by c.6.0m and will be built to the boundary with immediate neighbours to the north (No. 12) and to the south (No. 14). It will span a width of c.7.596m and will have a flat parapet roof with a parapet height of c.3.0m. The length of projection of the extension at 6m would slightly exceed the existing length of the existing dwelling which is c.5.0m. However, the 3.0m parapet height is not considered to be excessive and the extension is not considered to have a significant adverse impact on residential and visual amenity in this instance. As the rear garden is relatively long a reasonable level of private open space will remain post completion.

First floor extension

The extension will provide for an additional bedroom. It will be built to the boundary with the immediate neighbour to the south (No.14). It will project outwards from the main rear building line by approximately 3.5m (as measured) and will span a width of c.5.187m. It will have a flat parapet roof with a parapet height of c.6.0m measured externally from ground level. The parapet roof will project slightly beyond the eaves height of the existing dwelling however it is considered to visually accord with the character of the area.

The proposed first floor extension would be flush with the property boundary with No. 14. This is contrary to the recommendation of the SDCC House Extension Design Guide (2010) for a 1m separation for every 3 metres of height. While ground floor rear extensions of a reasonable height and depth are often granted without requiring 1m separation from neighbouring boundaries, a 2-storey extension is considered to be more likely to have an impact on daylight and aspect from the neighbouring rear windows.

To measure potential impact on adjoining buildings, the House Extension Design Guide recommends use of the 45 degrees test to establish whether there is a risk of loss of daylight or aspect. Examination of the proposed layout shows that the nearest rooms at ground and first floor level of the adjoining house would be within a line drawn at a 45 degrees angle in both plan and elevation from the outer extent of the proposed first floor extension. The extension may therefore cause a significant reduction in the skylight received by these windows. The applicant should be requested to address this by **additional information**, either by (i) altering the proposed extension and moving the first floor element away from the party boundary with No. 14, or (ii) show by way of analysis of the change in Vertical Sky Component (VSC) and 'No Sky Line' of the adjoining bedroom and kitchen of No. 14, that the development would not significantly affect daylight in those rooms.

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Front porch extension

The extension will have a flat parapet roof with a parapet height of c.3.0m. It will span a width of c.2.294m and will project outwards from the main front building line by c.1.6m. To comply with the SDCC House Extension Design Guide the depth of projections should be limited to a projection of 1.5m. This could be addressed by way of **condition**, but as there are other issues with the development, it is considered this may be addressed by way of **additional information**. The driveway is of sufficient length that the porch extension would not compromise parking provision as per the guidance of the SDCC House Extension Design Guide.

Services and Drainage

Both Irish Water and Surface Water Drainage have recommended Additional Information be requested. An extract taken from the Irish Water report states the following:

IW Recommendation:

Further Information Required

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

2 Foul

2.1 The applicant is required 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 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.2 The proposed front porch is approximately 0.5m from a 225mm public wastewater sewer which runs through the front garden of the property according to Irish Water records. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.

2.3 All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

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Based on proximity of the proposal in relation to existing services it is considered appropriate to request the above **Additional Information**. In addition to point 2.2 of the Irish Water report, it is considered appropriate to give the applicant the opportunity to pursue a confirmation of feasibility with Irish Water.

An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: **Further Information** Required:*

1.1 The applicant is required 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@sdublincoco.ie.

1.2 The applicant shall submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development

Note: If a soakaway/infiltration system is proposed, the applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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.*

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

Flood Risk Report: No objection subject to:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **Additional Information**.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Single storey extension, first floor extension, front porch extension measures c.58sq.m. as stated less c.0.229sq.m. for reduced depth of porch extension measures c.57.771sq.m.
- No previous extension.
- Assessable area is c.17.771sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extensions	57.771sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0321

Conclusion

The proposed development is acceptable in principle, however revisions are required with regard to the scale and positioning of the proposed first-floor rear extension, the provision of a porch over an existing water pipe, and the total depth of the porch. The applicant should be requested to provide additional information to deal with these matters.

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Recommendation

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

1. Examination of the proposed layout shows that the nearest rooms at ground and first floor level of the adjoining house would be within a line drawn at a 45 degrees angle in both plan and elevation from the outer extent of the proposed first floor extension. The extension may therefore cause a significant reduction in the daylight received by these windows. The applicant is requested to address this by additional information, either by:
 - (i) submit revised plans showing increased separation distance between the party boundary of No. 14 and the first-floor rear extension, to such an extent that there will not be a significant reduction in the daylight received, or;
 - (ii) show by way of analysis of the change in Vertical Sky Component (VSC) and 'No Sky Line' of the adjoining bedroom and kitchen of No. 14, that the development would not significantly affect daylight in those rooms.
2.
 - (a) 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should 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.
 - (b) The proposed front porch is approximately 0.5m from a 225mm public wastewater sewer which runs through the front garden of the property according to Irish Water records. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant is requested to either:
 - (i) engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure, and submit the outcome of this engagement to the Planning Authority,
 - or
 - (ii) obtain a Confirmation of Feasibility from Irish Water to the proposed layout.
 - (c) 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should 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.
 - (d) The applicant shall submit a drawing showing plan and cross sectional views of

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proposed SuDS (Sustainable Drainage Systems) features for the development

Note: If a soakaway/infiltration system is proposed, the applicant is requested to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design.

The applicant is requested to submit a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway should 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.

3. The extension will project outwards from the main front building line by c.1.6m. To comply with the SDCC House Extension Design Guide 2010 the depth of projections shall be limited to a projection of 1.5m and the driveway shall be a minimum length of 6.0m for provision of on curtilage vehicular parking. See Section 4 of the SDCC House Extension Design Guide (Sc4. Front Extensions & Sc4. Outside Space). Please amend to comply with Section 4.

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REG. REF. SD22B/0025


LOCATION: 13, Ballyboden Crescent, Dublin 16



Colm Maguire,
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: 21/3/22



Eoin Burke, Senior Planner