

# Comhairle Chontae Atha Cliath Theas

**PR/0344/22**

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

**Reg. Reference:** SD22B/0027      **Application Date:** 25-Jan-2022  
**Submission Type:** New Application      **Registration Date:** 25-Jan-2022

**Correspondence Name and Address:** Wojciech Kordyl, A1 Architects 'The Avila', 125, Drimnagh Road, Walkinstown, Dublin 12

**Proposed Development:** Construction of a single storey extension at ground floor level to the rear of the existing house, new porch to the front new raised flat roof to existing side extension, alterations to elevations and internal layout, 2 roof lights, altering the existing hip roof to a gable ended roof and converting attic to accommodate study/gym with dormer window to the rear and all associated site development works.

**Location:** 56, Ballyroan Road, Dublin 16 D16 R8W6

**Applicant Name:** Alina and Thomas Normile

**Application Type:** Permission

(CS)

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

Site Area: 0.04 Hectares as stated per application.

### **Site Description:**

The subject site consists of a two storey, semi-detached dwelling with hipped roof and single storey side and rear extensions with flat parapet roofs. There are 2 no. shed located to the rear. There is currently a two storey dwelling (No.56A Ballyroan Road) under construction in the side garden granted permission under reg. ref. SD20A/0220.

The area is largely residential in character with a slightly staggered building line.

### **Proposal:**

The application for permission comprises of the following:

- Demolition of 2 rear sheds (c.10sq.m).
- Change of roof profile from hipped roof to full pitched gable roof & rear dormer.
- New raised flat roof to existing side extension.
- Single storey rear extension.
- New front porch extension.
- 2 roof lights.
- Proposed works measure c.39.3sq.m.

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### **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* – No objections subject to **conditions**.

### **SEA Sensitivity Screening**

No overlap identified with SEA screening tool layers.

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

None.

### **Relevant Planning History**

**SD20A/0220:** 56, Ballyroan Road, Dublin 16.

Four bedroom, two storey plus roof space accommodation residential unit including the demolition of existing side extension; rear facing second floor dormer window; new side vehicular access to accommodate two cars; relocated pedestrian access; site landscaping and all other site works.

Decision: **GRANT PERMISSION.**

**CURRENTLY UNDER CONSTRUCTION.**

### *Adjacent sites*

**SD10B/0243:** 18, Ballyroan Road.

An extension to side and rear of existing dwelling (34sq.m.) with an attic conversion (32sq.m.) and the construction of a refurbished porch and main entrance on the front elevation. Other works include the construction of a dormer window on rear roof pitch, alterations to 1st floor windows to rear, increase in height of narrow window to south elevation, widening of driveway and new roof finishes.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

S8874: Live case remains open. It is noted this relates to No.56A Ballyroan Road.

### **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*

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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*

### *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

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- 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 2 rear sheds (10sq.m)*

It is proposed to demolish the sheds to provide space for the proposal to be constructed. This demolition would be considered to be broadly acceptable in this instance.

#### *Change of roof profile from hipped to gable & non-habitable rear dormer (study/gym)*

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up the existing hip roof to the side to create a pitched gable roof to allow conversion of attic into non-habitable (gym/study) space with rear dormer extension and with rear window. The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be centrally placed. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

It is noted that an additional landing window will be inserted at attic level to serve the rear dormer. In the event of a grant a condition shall be attached that it uses obscure glazing in the interest of mitigating any potential overlooking.

#### *New raised flat roof to existing side extension.*

The parapet height of the existing single storey side extension will be raised from c.3.1m to 3.3m. This would visually accord with the character of the area and would not have a significant adverse impact on residential and visual amenity.

#### *Single storey rear extension.*

The extension will project outwards by c3.41m from the main rear building line and will span a width of c.6.5m. It will be offset from both neighbouring site boundaries and part of the existing rear extension will be incorporated into the new extension. The extension will have no undue

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overlooking with other dwellings in the vicinity and a reasonable level of private open space will remain post completion. This element of the proposal would comply with the SDCC House Extension Design Guide 2010.

### *New front porch extension.*

The extension will project outwards from the main front building line by c.1.2m and will span a width of c.2.95m. It will have a flat parapet roof with a parapet height of c.3.3m. This element of the proposal would comply with the SDCC House Extension Design Guide 2010.

### *2 roof lights.*

1 roof light is proposed on the main rear roof and 1 roof light is proposed for the single storey rear extension. This is considered to be broadly acceptable in this instance and would visually accord with the character of the area.

### *Services and Drainage*

Surface Water Drainage has recommended **Additional Information** be requested. Irish Water has no objections, subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

### *Surface Water Report:*

### *Further Information Required:*

*1.1 Water Services have concerns regarding the proposed soakaway. The applicant has referenced soakaway tests have been carried out as part of the neighbouring development to the north (Planning ref: SD20A/0220) however this concluded that the use of a soakaway solely was not suitable.*

*Therefore 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.*

*The applicant is required to submit a revised drawing showing plan and 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.*

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*1.2 Should a soakaway prove not to be feasible, then the applicant shall submit the following:*

- (a) Soil percolation test results demonstrating a soakaway is not feasible*
- (b) A revised report and surface water layout drainage drawing for the development demonstrating the use alternative SuDS (Sustainable Drainage Systems) features for the proposed development to manage surface water such as:*
  - Green roof*
  - Rain Gardens*
  - Underground attenuation systems as a last resort.*

*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.*

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

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It is considered appropriate to request the above **additional information**.

An extract taken from the Irish Water report states the following:

*IW Recommendation:*

*No Objection*

*IW Observations:*

*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 Foul2.1 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 waste water facilities.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

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### ***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 side and rear extension, front porch extension, non-habitable rear dormer (39.3sq.m).
- No previous extension.
- Assessable area is nil.

| <b>SEA Monitoring Information</b> |                          |
|-----------------------------------|--------------------------|
| <b>Building Use Type Proposed</b> | <b>Floor Area (sq.m)</b> |
| Residential – Extensions          | 39.3sq.m.                |
| <b>Land Type</b>                  | <b>Site Area (Ha.)</b>   |
| Brownfield/Urban Consolidation    | 0.04                     |

### **Conclusion**

Request Additional Information.

### **Recommendation**

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

1. The applicant is requested to submit the following information regarding Surface Water Drainage requirements.
  - (a) Water Services have concerns regarding the proposed soakaway. The applicant has referenced soakaway tests have been carried out as part of the neighbouring development

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to the north (Planning ref: SD20A/0220) however this concluded that the use of a soakaway solely was not suitable. Therefore 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.

The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and shall be:

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  - (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.
- (b) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
- (i) Soil percolation test results demonstrating a soakaway is not feasible.
  - (ii) A revised report and surface water layout drainage drawing for the development demonstrating the use alternative SuDS (Sustainable Drainage Systems) features for the proposed development to manage surface water such as:
    - Green roof
    - Rain Gardens
    - Underground attenuation systems as a last resort.
- (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

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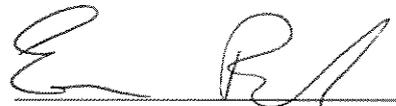
**REG. REF. SD22B/0027**

**LOCATION: 56, Ballyroan Road, Dublin 16 D16 R8W6**

  
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**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

  
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**Eoin Burke, Senior Planner.**