

Comhairle Chontae Atha Cliath Theas

PR/0357/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0032 **Application Date:** 27-Jan-2022
Submission Type: New Application **Registration Date:** 27-Jan-2022

Correspondence Name and Address: Kevin Bermingham 244, Cherrywood Lawns,
Cherrywood, Clondalkin, Dublin 22

Proposed Development: Single storey extension to rear, dormer loft extension
to attic level to rear with solar panels to roof, two
storey extension to side, energy upgrade and
modifications to existing structure, rooflight to front
roof ancillary works.

Location: 71, Coolamber Drive, Rathcoole, Dublin 24

Applicant Name: Claire and David Slattery

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 02/03/2022

Site Area

0.0338 Hectares.

Site Description

The property is located on Coolamber Drive, a well-established residential area in Rathcoole, Dublin 24. The dwelling is a semi-detached two storey hipped roof dwelling and a flat roof garage attached to the north-eastern gable end side. The area is predominately residential in nature where surrounding dwellings in the vicinity have a mainly uniform building line. The annotation on the site plan indicates scaling of 1:100 on A3 but it should be noted that check measurements suggest it should be 1:200.

Proposal:

- Single storey extension to rear
- Two storey extension to side, energy upgrade and modifications to existing structure
- Dormer loft extension to attic level to rear
- Pitched roof porch
- 20sqm of solar panels to roof
- Rooflight to front roof ancillary works
- Proposed works measure 97sq.m

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Zoning:

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

Consultations:

Irish Water

No objections subject to the standard conditions.

Water Services

Further information required.

SEA Sensitivity Screening

No overlap with relevant layers

Submissions/Observations /Representations

One submission was submitted, the general details of which are set out below;

- *Overhang from the proposed two storey extension will oversail the boundary of the adjoining property and they do not give consent for this*
- *The proposed treatment of water drainage is unacceptable and should include SUDS measures.*

The above has been noted and taken into account in this report.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD18B/0431 – **Granted permission** 51, Coolamber Drive, Rathcoole, Co. Dublin for construction of a first floor side extension to existing two storey house; install 'Velux' roof lights to the front, side and rear roof planes.

SD16B/0173 – **Granted Permission** 72, Coolamber Drive, Rathcoole, Dublin 24 for the construction of a single storey rear conservatory and all associated site works.

SD15A/0128 – **Refuse Permission** for works at 37, Coolamber Drive, Rathcoole, Co. Dublin.

Demolition of single storey blockwork shed within rear garden & for the construction of a new 2 storey 3 bedroom detached house with access to attic level for storage space (total floor area 155.72sq.m with a proposed ridge height of 8.08m above ground level), complete with 'Dutch' hip roof construction to main roof, flat roof to extended ground floor at rear, bay window & part brickwork finish to front/north elevation & frosted glass to first floor stairwell window to side/east

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elevation. Permission also sought for moving of driveway entrance at front of existing house, to create 2 new 3.5m wide driveway entrances with new 0.48m square x 1.25m high gate piers to match existing, all within front/north boundary wall, with alterations to boundary wall at side, grass verge & dishing of footpath at front & all associated site works.

Reasons for Refusal;

- (a) Having regard to the pattern of development in the area and the 'A' zoning objective for the site, as contained in the South Dublin County Development Plan 2010-2016, which seeks 'to protect and/or improve residential amenity', it is considered that the proposed development of an additional house at this prominent corner site is unacceptable as it would seriously breach an established building line. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.*
- (b) Having regard to the visually prominent nature of the site on the corner of Coolamber Drive, the location of the proposed dwelling on that site, and the 'Dutch' hip roof profile, it is considered that the proposed development would be visually incongruous in the streetscape, would have an overbearing impact, particularly when viewed from the south and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the 'A' zoning objective for the area, as contained in the South Dublin County Development Plan 2010-2016, which aims 'to protect and / or improve residential amenity', would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.*

SD03B/0310: **Granted Permission** for works at 56, Coolamber Drive, Rathcoole, Dublin 24.

Demolish existing single storey kitchen and garage extension to front side and rear of existing dwelling. To erect a proposed two storey extension to front side and rear of existing dwelling. All ancillary site works.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

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H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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).

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

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*

Porches

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*

Rear Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*

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Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

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).

Assessment

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Services Water and Drainage
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' A development of a residential extension is permitted in principle subject to its accordance with the

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relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Residential and Visual Amenity

Single storey extension to rear

The proposed ground floor extension to the rear extends 9m in width and 3m in depth. It will be of flat roof construction with a large roof light measuring 1.001m x 2.001m. The overall height of 3.2m (including parapet 0.2m) in south-eastern facing garden should cause minimal loss of light to the attached dwelling to the southwest and the adjacent property to the northeast. The proposed rear extension spans the entire width of the property to the rear and the rear garden would still have an area of 128sqm with a distance of 13.94m to the boundary wall to the southeast. The roof will be of glass reinforced fibreglass and there will be 3 glazed panels to the rear of the extension facing out to the rear garden providing access to the dwelling and a picture window which should provide adequate natural light to the habitable area and would be considered appropriate fenestration for the proposal. It is intended that the external finish is painted acrylic render to match the existing property which would be considered appropriate for the amenity of the area although the existing dwelling is currently in pebble dash render. This can be **conditioned**.

The proposed heat pump is located on the roof of the extension which may cause a noise disturbance to the ground floor kitchen/living dining area and potentially those in the 1st floor Bedroom 4 (marked on plan). A heat pump located on a flat roof would also give rise to potential maintenance issues and potentially be visually unappealing. Given the size of the garden, a concrete hardstand may be a more appropriate location for the heat pump. **Additional information** is required.

First floor side extension

The area of the proposed first floor side extension is approximately 20.049sq.m. It should be noted that the proposal also includes for the conversion of an existing garage to living accommodation at ground floor level which would increase the habitable area by a further 24.2sq.m. This proposal includes for a new window in place of the existing garage door. This is considered exempt development. The existing garage is flush with the building line and the proposal is for the first floor extension to follow this line. The existing garage is also attached to the adjacent dwellings garage to the north east which has been converted to residential use and is considered exempted development but there has been a resultant overhang from the eaves and guttering of the hip pitched roof which is not in line with proper planning unless consent was sought.

The proposed development is similar to the attached dwelling to the southwest for which there is no planning permission. The proposed side extension will have a hipped tiled roof in line with the existing house which should deter a terracing effect from occurring on the street. The attached

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extended property to the southwest also has a hipped roof in keeping with the other residential units in the direct locality.

It is intended that the external finish is painted acrylic render. This should be finished in a way that ties in with the existing finish of the dwelling and not a smooth render. The dwelling is currently in a pebble dashed render as are the majority of the units in the immediate vicinity and this too can be **conditioned**.

Dormer loft extension to attic level to rear

The proposal allows for the conversion of the attic into habitable space, namely an office and a bedroom. The gable end of the roof will also be hipped but it is intended that the materials used is VM Zinc standing seam cladding which will be partially visible from the street. The sloped roof will be glass reinforced fibreglass as per the proposed ground floor extension. The width of the dormer with two windows overlooking the rear garden will be stepped in from the attached dwelling by approximately 0.5m. The overall ridge height is intended to be 8.26m with the height of the dormer windows to be 2.25m approximately which higher than the ridge height of the existing property which would not be considered acceptable as per Section 4 of the South Dublin County Council House Extension Guide (2010). In general terms the dormer roof is approximately 8.5m wide at its widest point and is somewhat overbearing and out of character for the property and the amenity of the area. This could be rectified by narrowing the width of the dormer or splitting it into 2 dormer windows thus reducing the overall impact but is considered acceptable in the context of the site. The height of dormer is unacceptable and will need to be positioned under the ridge height of the existing roof. **Additional information** is required.

Pitched Roof Porch

The proposal intends for a porch to the front of the dwelling. Again, it is intended that this in acrylic render which would match the proposal with a pitched tiled roof with a ridge height of 3.5m and an overall width of 3.25m. The overall area of the porch is 5sqm. Overall, this is largely in keeping with the other porches in the locality.

20sqm of solar panels to roof

It is intended that there are 20sqm of PV panels located on the roof of the proposed dormer window which would be in line with sustainable development and should not detract greatly to the visual amenity of the area. The orientation of the panels is southwest and as such should benefit from large levels sunlight making it the ideal location on the property.

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Roof Light on the Front Roof

The 'Velux' roof light to the front is considered acceptable in this instance.

Conclusion

The applicant is requested to submit new drawings including floor plans, elevations etc, to demonstrate how these changes can be satisfied.

Service Water and Drainage

Surface Water Report

Further information is required as per below.

1.1

the applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network which is not acceptable. The applicant is required to submit a revised 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 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 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.

Note: Where a soakaway / infiltration system is proposed then 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 also 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.
- i) Generally, not within 3m of the boundary of the adjoining property.
- ii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iii) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- iv) Soakaways must include an overflow connection to the surface water drainage network.

It is considered that these issues can be dealt with by way of **Additional Information**.

Flood Risk

No objection subject to standard conditions.

Water Report

No objection from Irish Water

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Foul Drainage Report

No objection from Irish Water

Conclusion

Further information is required for the treatment of surface water but all other reports propose no objections subject to the standard conditions.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the 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 (EIAR)

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension:	97sq.m
Assessable Area:	57sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	97sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0338 Hectares.

Conclusion

Having regard to the surface water report and other amendments highlighted, the applicant should be requested to revise the proposed scheme. Therefore, **additional information** is required.

Recommendation

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

1. In the interest of visual amenity of the surrounding area, the rear dormer is to be set below the ridge height and at least three tile courses above the eaves.

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The applicant is requested to submit new drawings including floor plans, elevations etc. demonstrating how this will be achieved.

2. In the interest of visual amenity, maintenance and noise disturbance, the applicant is requested to move the heat pump from the proposed rear extension flat roof to a concrete hardstand in the rear garden. The applicant is requested to submit new drawings including floor plans, elevations etc. demonstrating how this will be achieved.
3. The applicant is requested to submit a revised 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 AJs, 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@sdblincoco.ie.

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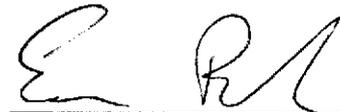
LOCATION: 71, Coolamber Drive, Rathcoole, Dublin 24



**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: 23/3/22



Eoin Burke, Senior Planner