

Architectural Construction Technology

Architecture, Project Management, Planning & Design Consulting



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South Dublin County Council.
Planning Department,
County Hall,
Tallaght,
Dublin 24.

Your Ref :
Our Ref : 2607-01
Date : 11-03-2022

Application Re : A detached three storey, four bedroomed house in a contemporary design with flat roofs and bedroom balconies. The drainage arrangements are to tap into the existing and as approved under planning reg ref SD11A/0065 and as amended by SD15A/0299, & SD17A/0163. A new pedestrian and vehicular access, Boundary walls and new vehicle crossover on Lands at Castlefield Avenue, Knocklyon adjoining number 5 Knocklyon Road and Mimosa Castlefield Ave, Dublin 16, part of folio 68669F & 75126L, and all ancillary site works.

Applicants : Mr. Ross Hollingsworth.
Location : Lands at Castlefield Avenue, Knocklyon. Dublin 16.
Local Authority : South Dublin County Council.
Application Type : Planning Permission.

Dear Sirs,

Please find enclosed our client Mr. Ross Hollingsworth's application for Planning Permission for a detached three storey, four bedroomed house in a contemporary design with flat roofs and bedroom balconies. The drainage arrangements are to tap into the existing and as approved under planning reg ref SD11A/0065 and as amended by SD15A/0299, & SD17A/0163. A new pedestrian and vehicular access, New Boundary walls and New Vehicle Crossover on Lands at Castlefield Avenue, Knocklyon adjoining number 5 Knocklyon Road and Mimosa Castlefield Ave, Dublin 16, part of folio 68669F & 75126L, and all ancillary site works. Please find enclosed our client's application fee Chq.

Ross is the nephew of the owners of Mimosa which adjoins the subject site. Like many young people today Ross finds himself in a position where he cannot afford to purchase a home in his locality. Chris and Helen Lawlor his Aunt and Uncle have sold him the subject site so that he can remedy that situation. Ross can build the proposed house far cheaper than buying a spec developer built house. Not only will he get a better home it will cost around 60% of the price of a spec built house and he gets to remain close to his family, Parents, Grandparents, Aunt and Uncle who all live locally.

In designing this house for Ross we took into consideration a number of factors and not only considered the Local Authority development plan but reviewed recent applications on and around the subject site.

Relevant Planning History:

SD20A/0115: Permission was granted for detached two storey, four bedroomed house with single storey rear extension and associated site works. This application was granted on appeal to An Bord Pleanála and only after serious modification from that proposed to the Local Authority. This was not taken up.

SD17A/0163: Permission was granted for detached two storey, double fronted, five bedroomed house with a converted attic and six 'Velux' type roof lights; a detached double garage, boiler house and garden shed. The drainage arrangements to remain as approved under planning Reg. Ref. SD11A/0065 and as amended by SD15A/0299 and a new pedestrian and vehicular access, boundary walls and new vehicle crossover part of folio 68669F & 75126L and all ancillary site works. This application has been taken up (Mimosa) and has been to a large degree built although there remain items to be finished.

SD15A/0299: Permission granted for construction of a detached two storey dwelling with new boundary wall, new vehicular access with dished concrete footpath, landscaping and associated site works at a site to the rear of 'St. Anthony's', Ballycullen Road and Castlefield Avenue. This was not taken up.

SD11A/0065: Permission granted for revised design of a detached two storey dwelling with a hipped and gable type slate roofs and rooflights, garage, stone boundary walls with railings, water treatment unit with percolation area, vehicular access with a dished concrete footpath, landscaping and associated site works. This was not taken up.

SD15B/0234: Permission granted for an extension of the existing single storey dwelling to include the addition of a room to front and an adjoining domestic garage to the side, reconfiguration of internal space & front door to allow for use on upper floor; existing roof to be removed and replaced with dormer style roof allowing use of upper floor; dormer roof to include a covered balcony with carport under giving access to garage; all elevations to be altered to allow for new design; existing vehicle entrance to be closed and new entrance walls & piers created other side of site; existing septic tank to be decommissioned and sewerage and surface water connected to Council mains and all ancillary site works. This is what is now Saint Anthony's and the original house that stood on this site was owned by our client Ross's Grandmother.

Description of Site and Surroundings:

The application site consists of part of the side garden of a recently constructed detached dwelling Mimosa. The site is located on a hill that leads up Castlefield Avenue. The M50 is located to the east of the site and the Knocklyon and Ballycullen Roads are located to the west.

Relevant Policy in South Dublin County Council Development Plan

Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

Policy H17 Residential Consolidation

Policy H17 Objective 3:

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses
Section 11.3.1 (v) Privacy
Section 11.3.2 Residential Consolidation
Section 11.3.2 (i) Infill Sites
Section 11.3.2 (ii) Corner/Side Garden Sites
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

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).

General site Assessment:

We believe that the main issues for assessment are as follows:

- Zoning and Council policy
- Redline boundary
- Existing permissions
- Residential
- Visual Amenity
- Services and Drainage
- Access and Parking
- Parks and Landscaping
- Screening for Appropriate Assessment

Zoning and Council Policy:

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The development of a dwelling is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.2 (i) which relates to Infill Sites and (ii) Corner/Side Garden Sites.

Existing permission :

Application SD17A/0163 received planning permission for a detached dwelling and detached garage to the west of the dwelling. The detached garage has not been built and there is presently an approval SD20A/0115 for a detached house similar to SD17A/0163 in its location, This house has not been commenced and the detached garage has not been built. There is an outbuilding to the rear of SD17A/0163 that appears to be a storage shed and garden workshop. This appears to be a building that would benefit from permitted development allocation and could therefore be an exempted development.

The proposed dwelling SD20A/0115 was to be located in the place where the garage was proposed to be constructed in SD17A/0163. The Local Authority had concerns with regard to this proposal SD20A/0115 and with some modification it was approved by An Bord Pleanála. This would mean that permission SD17A/0163 would not be implemented in full and the detached Garage shown in our streetscape would not be built. However we have drawn what was approved because until application SD20A/0115 is taken up the relevant application to depict is SD17A/0163.

SD15B/0234 Ross's Grandmother's old house has undergone considerable change and enlargement. The property is very contemporary in design, and it is the closes property to the subject site and it will be seen together with the subject proposed house on the Knocklyon & Ballycullen Road

streetscapes. It is this property and the proposed property that you will see together as you drive up or down the Ballycullen Road.

Residential Amenity :

The subject proposal would see the erection of a new dwelling to the side (South) of Saint Anthony's with Mimosa (East) to the rear of the proposed house. We believe that both Saint Anthony's with Mimosa are material considerations in the assessment of the subject proposal. During our assessment of the subject site, we have assessed the potential impact of the proposed dwelling on the site to the North, No.5 Knocklyon Road (Saint Anthony's). The design of the proposed dwelling has taken it's cues from Saint Anthony's as this is the elevation that will be most noticeable. The subject site is restricted and height was the only solution. That said we have effectively a three storey house that is no taller than a conventional two storey house. The more modern design allows for the house to be stepped and setback to break up the bulk and massing and to diminish the overall effect of the third floor.

Due to the existing topography of the site, it will be necessary to at least bring the existing ground level to the level of the existing public footpath similar to what was done for Mimosa. We further propose to lower that portion of the site where the house will sit to match the levels more or less with those of Saint Anthony's. This would leave the proposed house considerably lower than Mimosa to the Rear (East) and lower than the house SD20A/0115 approved by ABP with considerably less of an impact both in terms of visual and overshadowing perspectives.

We do not believe that the proposed house would be in any way overbearing when viewed from Knocklyon or Ballycullen Roads and it would not result in the loss of any light or be overshadowing due to its siting to the South & 8.2M distance from Saint Anthony's. Equally it's siting to the West & 25M distance from Mimosa leave it having no impact. There is no appreciable overlooking of the private open space of either Mimosa or Saint Anthony's. Neither of these or any of the other homes on Castlefield Avenue or Knocklyon Road will be overlooked, or over shadowed by the proposed house. We have indicated a 45 degree vision splay from the uppermost bedroom window of the proposed house to illustrate the likely overlooking potential from the subject house over the rear garden of Saint Anthony's and Mimosa.

There are no windows proposed in the Northern elevation with the exception of two bathrooms which will have obscure glazing and a ground floor living room window that will be looking directly at the existing fence and will not be seen from the North. The only windows on the Southern gable elevation of Saint Anthony's likely to be viewed are a first floor landing window which itself is was conditioned to be obscure glazed and the ground floor kitchen window. The ground floor living room window is too far forward (West) to be affected. As the bathroom windows are to be obscured overlooking is not going to be an issue.

The boundary wall proposed will match the existing boundary of Mimosa and the wall height is proposed to rise up as a person walking on the public footpath moves down Castlefield Ave to Knocklyon Rd affording privacy in the proposed rear garden. There are existing boundary walls on three sides of the subject site and the only boundary wall to be constructed is that along the public footpath on Castlefield Ave.

Standards of accommodation :

The proposed dwelling would exceed the minimum internal size standards for a four-bedroom dwelling. In terms of private open space, the proposal would result in the loss of existing garden space for the existing dwelling Mimosa but this space is presently unused and in a location that makes it's loss negligible. The remaining garden available to Mimosa is well above the standard for a five bedroomed house. The proposed property sits on a site of approximately 375Sq.M and the ground floor footprint of the proposed house is only 80Sq.M leaving approximately 295Sq.M for parking and garden which is above the requirements for a four-bed house.

The site to the East of the subject site Mimosa is approximately 950Sq.M. If the house that was permitted under reg ref SD20A/0115 was to be constructed at some time in the future this would roughly split the Mimosa site into two reasonably equal sites. If the house approved under SD20A/0115 was built it would have a footprint similar to Mimosa of around 113Sq.M. If we divide the overall Mimosa site into two equal sites of 475Sq.M and subtract the footprint of the Mimosa house of 113Sq.M. we are left with garden space of approximately 362Sq.M. This is comfortably above that required for a Five bed House and while Mimosa is Five Bed the house approved under SD20A/0115 is only Four Bed.

The proposed dwelling will have approximately 4Sq.M of ground floor storage in two 2Sq.M locations and a further storage facility in the proposed home office at the first floor plus each bedroom is sufficiently sized to provide storage in each room.

Visual Amenity Generally:

We believe the overall design approach taken for the dwelling should be acceptable to the local Authority. There are no houses directly to the South of the subject site and the nearest houses are Mimosa to the Rear(East) and Saint Anthony's to the side (North). We have taken our design cues from Saint Anthony's as this is the property which will be most seen alongside the proposed house. The site is not as generous as that of Saint Anthony's and so to maximise the potential of scarce serviced land we have proposed a four bed house. Anything less is not making the most of a very scarce resource.

Services and Drainage :

We were the designers of Mimosa and we designed the drainage system in line with that previously approved and capable of taking several properties. The Surface Water Drainage from Mimosa falls by gravity to the Local Authority mains SW Sewer located on Castlefield Ave and the Knocklyon intersection. The pipe sizes are capable of servicing eight houses. The application SD20A/0115 sought to have soakaway as per BRE Digest 365 Standards as well as the inclusion of water butts in the proposed development as part of SuDS (Sustainable Drainage System). When we designed Mimosa we provided for rainwater collection and harvesting facilities and the collection chambers once filled to capacity would automatically overflow by gravity to the SW drain and there to the public SW Sewer. There was never any need for a soakaway and in an urban environment it is not desirable and we do not propose one now. We are again providing permeable paths and driveways with rainwater collection and harvesting and a gravity feed to the public sewer.

Access and Parking :

The proposed vehicular access is onto Castlefield Avenue as the access if off Knocklyon Rd is too close to a corner and would be unsuitable. The proposed vehicular access point is approximately 31.07M from the corner and therefore much more suitable. There is an existing boundary wall and vehicular access set back from the footpath servicing Mimosa. None of the houses on the other side of Castlefield Avenue have setback driveway entrances and in this urban residential setting they are not required or needed. We are proposing to park the cars just like these existing properties with the exception that we are seeking a 3.5m wide entrance to give improved sightlines. There are no sightline obstructions and the vehicle speed is slow. The above should be considered to be acceptable and is consistent with manoeuvres of vehicles internally within the surrounding residential properties. There are no records of traffic accidents in the area.

The acceptability of the car parking spaces proposed should be considered in light of the proximity to good public transport infrastructure and local services. The subject site is located approximately 0.34 kilometres south east of two bus stops (no's 4749 and 4760) along the Ballycullen Road, and within one kilometre of Knocklyon Shopping Centre. There are also a number of schools within walking distance both secondary and primary. As are parks, pubs, & restaurants.

Parks and Landscaping :

A landscape plan has not been included with the application as it is unlikely to be complied with as we might propose it. The applicant is happy to address these matters with his neighbours and to agree on a planting scheme that respects all of their views and wishes. Any landscaping that is provided will be predominately of native species. We note that the present owners of Both Saint Anthony's and Mimosa both have their own planting plans and we suggest that it will provide a better and more agreeable solution if we leave the three neighbours to collectively attend to screening.

Our client is a firm believer in planting predominantly native species and a significant portion would be pollinator friendly. In order to ensure the protection of the existing street trees to the front of this proposed development suitable tree protection fencing may need to be erected during construction. If required this tree protection fencing will be in accordance with BS 5837.

Appropriate Assessment :

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, we do not believe that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site. We believe that having regard to the nature and scale of the proposed development, the distance from the nearest European site, no Appropriate Assessment issues arise, and we do not consider it likely that the proposed development would have a significant effect, individually, or in combination with other plans or projects, on a European site.

Conclusion :

Infill, side garden, corner sites must be approached carefully and there are a number of things to be considered.

- 1) The site should be of sufficient size to accommodate the additional dwelling (s) and an appropriate set back should be maintained from adjacent dwellings.
- 2) The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings.
- 3) The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony.
- 4) Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings.
- 5) Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings.
- 6) Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

We believe that we have respected all of the above and have met the Local Authority Development Plan standards and objectives and we trust as such the Local Authority will be able to make a positive decision.

Thanking you in anticipation.

Yours Sincerely,

Gary Solan



For and on behalf of
Architectural Construction Technology