

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0037 **Application Date:** 31-Jan-2022
Submission Type: New Application **Registration Date:** 31-Jan-2022

Correspondence Name and Address: Sophie Wang & Ben Chan 56C, Clanbrassil Street
Upper, Dublin 8, D08EH22

Proposed Development: (1) Demolition of 21.9sq.m single storey storage from
the rear of the dwelling; (2) erection of a 39sq.m single
storey extension to the rear of the dwelling; (3)
erection of a 23.7sq.m first floor extension to the side
of the dwelling; (4) erection of a pitch roof to the
existing porch.

Location: 7 Hillsbrook Crescent, Perrystown, Dublin 12,
D12HY30

Applicant Name: Zhifu Sun & Zhenfang Luo

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0436 Ha

Site Description

The subject site is located within the established residential area of Hillsbrook Crescent and is bound by residential dwellings to the north and south, an internal access road and public open space to the west and to the east by a rear access laneway for the dwellings along Hillsbrook Crescent and Muckcross Park.

The subject site contains a 2 storey end of terrace dwelling with a hipped roof profile, front and a single storey garage affixed to the northern elevation, which directly adjoins the boundary wall with No. 6 Hillsbrook Crescent. The dwelling is comprised of an entrance porch and hall, living room, sitting room, office, storage, toilet and kitchen at ground floor level and 3 bedrooms and a family bathroom at first-floor level. The existing dwelling appears to have been subject to previous modifications as there is a single storey storage area extending approximately 6.5m out from the rear elevation of the dwelling and directly adjoining the northern site boundary. The planning status of this modification is unknown. However, it is noted that it is proposed for demolition as part of this Planning Application.

The surrounding streetscape is characterised by dwellings of similar architectural form and appearance, with a generally uniform building line, which is slightly staggered at the subject site, owing to the curve in the adjacent access road of Hillsbrook Crescent.

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

Proposal

Permission is sought for:

- Demolition of the single storey storage area to the rear of the existing dwelling (c. 21.9sq.m) adjacent to the northern boundary.
- The provision of a pitched roof above the existing porch, which spans a width of approximately 5.6m and has a parapet height of approximately 2.98m.
- A single storey extension to the rear which projects approximately 7.25m out from the rear elevation of the existing dwelling and spans a width of approximately 9.08m.
- An extension at first floor level which has an approximate width of 2.75m and a length of 6.81m. The extension is directly affixed to the side (northern) elevation of the existing dwelling and matches the building line of the rear elevation of the dwelling but sits approximately 0.2m behind the building line of the dwelling to the front.
- Elevational amendments comprised of:
 - **Front Elevation:** 1 new window at first floor level.
 - **Side Elevations:** No additional fenestration to the side elevations.
 - **Rear Elevation:** 1 new door, 1 new window and new glazed patio doors at ground floor level and 1 new window at first floor level approximately matching the level of the existing windows.
 - **Roof: Profile:** The proposed single storey rear extension will have a slightly sloped roof profile with 6 new rooflights. The maximum overall height of the proposed rear extension will be approximately 3.1m, sloping downwards to approximately 2.6m.
- The proposed development will result in an additional 62.7sq.m floor area, bringing the Gross Floor Area of the dwelling to approximately 171sq.m.
- All ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

Consultations

Drainage and Water Services Department: Additional Information required.

Irish Water: Additional Information required.

Roads Department: No objection.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 7th March 2022.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

No planning history of significance recorded in the vicinity of the subject site.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Relevant Policy of 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 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

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

The South Dublin County Council House Extension Design Guide (2010)

Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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.*
- *Do not create a higher ridge level than the roof of the main house.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

- *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
- *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
- *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *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.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, 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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management
(March 2021)

Planning Note

It is noted that the 'Proposed Floor Plans' drawings incorrectly annotate the property to the south of the subject site as 'No. 7 Hillsbrook Crescent'. This should read N0. 8 Hillsbrook Crescent. Amended drawings should be requested by way of ADDITIONAL INFORMATION.

The discrepancy in the annotation of the 'Proposed Floor Plans' drawing is not significant enough to prevent an assessment of the proposed development, which is outlined in the forthcoming section.

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Drainage and Water Services;
- Roads and Traffic;
- Environmental impact assessment;
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010 and the South Dublin County Development Plan 2016-2022, with specific reference to Section 11.3.3(i) which relates to extensions.

Visual Impact and Residential Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The assessment is carried out having regard to the relevant policy, including but not limited to the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010).

Provision of a Roof over the Front Porch

The proposed development includes the provision of a pitched roof over the existing front porch which spans a width of approximately 5.6m and has a parapet height of approximately 2.98m.

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

In relation to porch extensions, the South Dublin House Extension Design Guide (2010) states that:
'In the case of a porch extension to the front of a house, the proposed porch should be located at least 2m from any public road or footpath, and not have a floor area greater than 2.sq.m. If the porch has a tiled or slated pitched roof, it should not exceed 4m in height or 3m in height for any other roof type.' [Emphasis added]

It is noted that the proposal is for the addition of a pitched roof above the existing porch, with a height less than 3m. The proposal, therefore, adheres to the content of the South Dublin House Extension Design Guide (2010).

Having regard to the staggered building line to No. 6 Hillsbrook Crescent to the north and the distance of the proposed roof to the adjoining boundary with No. 8 Hillsbrook Crescent to the south, it is considered that the addition of a roof over the existing porch will not adversely impact the visual and residential amenity of adjacent properties.

It is acknowledged that a number of dwellings in the surrounding context have added similar structures to their front porch. As such, it is considered that the proposed provision over a roof of the existing front porch will not significantly alter the character of the surrounding streetscape. The proposed roof over the front porch is therefore considered acceptable to the Planning Authority.

Single Storey Extension to the Rear

The proposed development includes the provision demolition of the single storey storage area to the rear of the existing dwelling (c. 21.9sq.m) adjacent to the northern boundary and the provision of a single storey extension to the rear which projects approximately 7.25m out from the rear elevation of the existing dwelling and spans a width of approximately 9.08m. The proposed extension will have an approximate maximum overall height of approximately 3.1m, which slopes downwards to approximately 2.6m.

It is noted that the proposed extension to the rear will match the rear building line of the existing dwelling and will be sited directly adjoining the party boundaries with Nos. 6 and 8 Hillsbrook Crescent to the north. Having regard to the southwestern orientation of the rear gardens along Hillsbrook Crescent, the projection beyond the rear elevations of Nos. 6 and 8 Hillsbrook Crescent, a concern arises in relation to the potential for the proposed extension (which directly adjoins the party boundaries) to have an overbearing impact on the visual and residential amenity of the adjacent property.

In relation to the potential for residential extensions to have an overbearing impact, the South Dublin House Extension Design Guide (2010) states that:

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved'. [Emphasis added].

Having regard to the content of the House Extension Design Guide, the proposed height of the rear extension and siting of the extension directly adjoining the party boundary is considered unacceptable. It is considered that a re-design of the proposal is required to ensure there is no adverse impact on the visual and residential amenity of adjacent properties. In line with the House Extension Design Guide, the proposal should include a separation distance of approximately 1m from the party boundaries. The Applicant should be afforded the opportunity to re-design the proposed rear extension by way of a request for ADDITIONAL INFORMATION.

First Floor Extension

The proposed development includes a first floor level extension which has an approximate width of 2.75m and a length of 6.81m. The extension is directly affixed to the side (northern) elevation of the existing dwelling and matches the building line of the rear elevation of the dwelling but sits approximately 0.2m behind the building line of the dwelling to the front. The proposed first floor extension has an approximate parapet height of 5.53m, with the ridge height rising to 8.33m.

Whilst the height of the proposed first floor extension takes its cue from the existing roof profile, it is noted that the proposal directly adjoins the boundary with No. 6 Hillsbrook Crescent. This is unacceptable to the Planning Authority, particularly having regard to the content of the South Dublin House Extension Design Guide (2010) which recommends 1m of separation distance for every 3m of height. In this regard, the Applicant should re-design the proposed first floor extension to adhere to the content of the Extension Design Guide. This can be achieved by way of a request for ADDITIONAL INFORMATION.

Elevational Amendments

The proposed development includes amendments to the front and rear elevations elevation comprised of 1 new window at first floor level of the front elevation and 1 new door, 1 new window and new glazed patio doors at ground floor level of the rear elevation and 1 new window at first floor level approximately matching the level of the existing windows. No additional fenestration is proposed to the side elevation.

The Planning Authority considers that, provided the proposal is re-designed to include appropriate separation distances as previously outlined, the proposed elevational amendments and new fenestration will not be materially worse than views from the existing first floor windows and therefore would not give rise to unacceptable levels of overlooking to adjacent properties.

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

Roof Profile

In relation to amendments to roof profiles, the South Dublin House Extension Design Guide (2010) states that:

'Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape, however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.'

It is noted that the proposed development will have a roof profile that matches the shape and profile of the existing hipped roof profile of the dwelling. This is welcomed as it follows the guidance set out in the House Extension Design Guide and ensures that the character of the streetscape is retained. In applying design changes previously outlined in this report, the Applicant should retain the hipped roof profile of the dwelling where possible.

Drainage and Water Services

The Reports of the Drainage and Water Services Department and Irish Water have indicated that the following ADDITIONAL INFORMATION is required:

- The Applicant has not submitted surface water drainage plans for the proposed development. 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 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@sdublincoco.ie.
- The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development

The Applicant should be requested to provide the above outlined ADDITIONAL INFORMATION to facilitate a complete assessment of the proposed water services and drainage infrastructure for the subject scheme.

Roads and Traffic

The Roads Department has assessed the proposed development and indicated no objection.

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

It is noted that the proposed extension to the front is comprised of the addition of a pitched roof above the existing porch and will therefore not result in any alteration to the existing driveway length, car parking and vehicular entrance arrangements.

Screening for 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 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.

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.

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, the design of the proposed development must be revised to comply with the relevant policies, objectives and guidance and to ensure that there is no adverse impact on the visual and residential amenity of adjacent properties. It is therefore considered that the Applicant should be afforded the opportunity to re-design the proposed development. This can be provided by way of ADDITIONAL INFORMATION. Furthermore, the Drainage and Water Services Department and Irish Water require ADDITIONAL INFORMATION to facilitate a complete assessment of the proposed development.

Recommendation

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

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

1. Having regard to the content of the South Dublin House Extension Design Guide the applicant is requested to re-design the proposed single storey rear extension and first floor side extension to ensure adequate separation distances are provided between the proposed development and the adjoining properties. The applicant is requested to provide a revised set of plans, sectional and elevational drawings to demonstrate the re-design of the proposed development. The revised drawings should also correct the inaccurate annotation of the proposed floor plans, which incorrectly annotate No. 8 Hillsbrook Crescent as No. 7 Hillsbrook Crescent.
2. In relation to Drainage and Water Services infrastructure for the proposed development, the applicant is requested to provide the following:
 - (a) 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 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@sdblincoco.ie.
 - (b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Comhairle Chontae Atha Cliath Theas

PR/0391/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0037

LOCATION: 7 Hillsbrook Crescent, Perrystown, Dublin 12, D12HY30

Colm Harte

**Colm Harte,
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:

28/3/22



Eoin Burke, Senior Planner