

Comhairle Chontae Atha Cliath Theas

PR/0390/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0039 **Application Date:** 01-Feb-2022
Submission Type: New Application **Registration Date:** 01-Feb-2022

Correspondence Name and Address: Sean O'Connor 5, Griffeen Glen Dale, Lucan, Dublin

Proposed Development: The demolition of an existing shed, under stairs wc and partial demolition of existing exterior boundary wall/side gate to allow construction of a single storey side extension to the existing house, to accommodate one additional bedroom, sitting room and a new wc/ensuite.

Location: 1, Abbeydale Park, Lucan, Co. Dublin

Applicant Name: Jude Farrelly

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.027 Hectares.

Site Description:

The subject corner site is located within the intersection of Abbeydale Park and Abbeydale Crescent and contains a two-storey, semi-detached house with pitched roofed profiles. The streetscape is characterised by dwellings of similar style and appearance and by a mainly uniform building line. The corner site is highly visible from the dwelling on Abbeydale Crescent on the western side of the subject site.

Proposal:

- The demolition of an existing shed, under stairs wc and partial demolition of existing exterior boundary wall/side gate to allow
- construction of a single-storey side extension to the existing house, to accommodate one additional bedroom, sitting room and a new wc/ensuite.

Zoning:

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

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Consultations:

Surface Water Drainage – Further Information requested.

Irish Water – Further Information requested.

Roads- No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD06B/0891- 2, Abbeydale Crescent, Lucan, Co. Dublin. **Granted Permission** for a two-storey side extension with existing canopy to the front, extended to end of new extension; a porch to the front. (corner site to north east)

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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.

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.

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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. 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.*
- *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.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

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Residential & Visual Amenity

Side Extension

Having regard to the triangular shaped site, the proposed ground floor side extension projects 3.4m in width from the southern gable side and 5.4m from the northern gable side of the property. It is proposed to construct the extension abut with the western boundary wall that is adjacent to the pedestrian pathway. Having regard to the limited design space on this prominent yet compact corner site, in this instant it is deemed that a 1m privacy strip would impinge on the internal room sizes. While the provision of the addition glazing to overlook the adjoining pedestrian way would be preferable, the provision of habitable windows directly adjacent to the pedestrian footpath would significantly impact the proposed internal amenity of the extension. Accordingly, in this instance, this proposed design is considered to be acceptable.

Overall, the proposal shall cause no overbearing impact or overshadowing to the neighbouring properties at this corner site location and is generally consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010). The proposal reflects the character, design, and fenestration of the existing house and is considered to integrate cohesively with the visual and residential amenities of the area. The proposal matches the pitched roof profile and is considered seamless in scale, size and context to the main dwelling. The rear amenity space has not been affected by the subject proposal and having regard to the above redesign of the 1m wide privacy strip along the western boundary, the proposal is considered acceptable.

Services & Drainage and Flood Risk

Water Services has requested Further Information and the report states the following:

Water Services requests additional information for the proposed development as follows:

1. South Dublin County Council records show that there is an existing 225mm public surface water sewer to the west of the site. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.
2. 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

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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

3. 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.

Having regard to the insufficient information for the water services it is deemed necessary to request **Further Information**.

Irish Water

Having regard to foul drainage element of the proposal, the Irish Water report requests the following:

1. The applicant has not submitted foul water drainage plans for the proposed development. 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.

Having regard to the insufficient information for the Irish water it is deemed necessary to request **Further Information**.

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

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.

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Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension: 45.7sq.m
Assessable Area: 5.7sq.m

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 45.7sq.m
Land Type: Urban Consolidation.
Site Area: 0.027 Hectares.

Conclusion

Having regard to the corner site location and the design of the proposal, it is considered necessary to request further information on items including compliance with Development Plan standards, clarification on Irish Water and the Water Services Department items to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area.

Recommendation

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

1. The Surface Water Drainage records show that there is an existing 225mm public surface water sewer to the west of the site.
 - (i) The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. The applicant should fully address the requirement of the Drainage Section for a minimum clear setback distance of 3m between the building foundations and a surface water sewer this size.
 - (ii) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is therefore 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 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
 - (iii) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is therefore requested to submit a drawing

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in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

2. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is therefore 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 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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REG. REF. SD22B/0039

LOCATION: 1, Abbeydale Park, Lucan, Co. Dublin

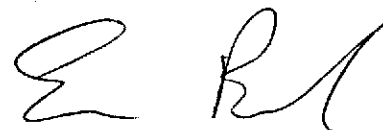
Colm Harte

**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