

# Comhairle Chontae Atha Cliath Theas

PR/0452/22

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

**Reg. Reference:** SD22B/0057      **Application Date:** 11-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 11-Feb-2022

**Correspondence Name and Address:** Ian Mitchell 108, Airlie Heights, Dodsboro, Lucan, Co. Dublin

**Proposed Development:** A 6sq.m front porch and living room extension to the front of the dwelling, a 40sq.m ground floor extension and 17.6 sq.m first floor extension to the rear of the dwelling and associated demolition/construction work.

**Location:** 51, Airlie Heights, Lucan, Co. Dublin K78 A5W6

**Applicant Name:** Danielle and Andrew Murphy

**Application Type:** Permission

(SW)

### Description of Site and Surroundings:

#### Site Description

The application site contains a two storey, end of terrace dwelling with front and rear gardens.

Site Area: 0.0215 Ha. (Stated)

### Proposal:

- A 6sq.m front porch and living room extension to the front of the dwelling, a 40sq.m ground floor extension and 17.6sq.m first floor extension to the rear of the dwelling and associated demolition/construction work.

### Consultations:

*Water Services:* No objection, subject to conditions.

*Roads:* No objection, subject to conditions.

*Parks:* No objection, subject to conditions.

*TII:* No report received at time of writing.

*Irish Water:* No objection, subject to conditions.

### Submissions/Observations /Representations

None received to date.

### Relevant Planning History

*Application Site:*

None.

# Comhairle Chontae Atha Cliath Theas

**PR/0452/22**

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

### *Other Sites:*

SD20B/0155 (108, Airlie Heights, Dodsboro, Lucan, Co. Dublin) 6sq.m front porch and living room extension to the front of the dwelling; 34sq.m ground floor living/kitchen extension and a 10sq.m first floor bedroom extension the rear of the dwelling and associated demolition/construction work. **Permission Granted**

SD19B/0444 (108, Airlie Heights, Dodsboro, Lucan, Co. Dublin) Two storey, 60sq.m rear extension with living/kitchen area; 2 additional bedrooms and internal alterations. **Permission Refused**

*Having regard to:*

- (a) the siting of the proposed development within a terrace of two storey dwelling,*
  - (b) the depth of the first floor rear extension at 6.3m which is more than half the depth of the existing dwelling and with no inset off the flanking site boundary,*
  - (c) the significantly reduced rear garden space,*
- the proposed development would have an overbearing impact on flanking dwellings, would seriously injure the amenities of properties in the vicinity and reduce the private amenity space of the existing dwelling to an unacceptable level, and would be contrary to the South Dublin County Development Plan 2016 - 2022 zoning objective for the area which seeks 'to protect/and or improve residential amenity'.*

### **Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Development Plan 2016-2022**

*Section 2.4.1 Residential Extension*

*Policy H18 Residential Extension*

#### *Objective 1*

*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 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

# Comhairle Chontae Atha Cliath Theas

PR/0452/22

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

*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 11.7.2 Energy Performance in new Buildings*

*Section 11.8.0 Environmental Assessment*

### **South Dublin County Council House Extension Design Guide, 2010**

The House Extension design guide contains the following guidance on house extensions, including in particular front and rear extensions (considered relevant in this case):

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *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.*

For 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.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*

# Comhairle Chontae Atha Cliath Theas

**PR/0452/22**

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

- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *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*

### **Relevant Government Guidelines**

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

*Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.*

*'Section 5 – Dublin Metropolitan Area Strategic Plan', in Regional, Spatial and Economic Strategy 2019 – 2031.*

*Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).*

*The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by 'Planning Circular 02/2014 Flood Risk Management', Department of the Environment, Community and Local Government (2014).*

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)*

### **Assessment**

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Services and drainage;
- Environmental impact assessment; and
- Appropriate assessment.

# Comhairle Chontae Atha Cliath Theas

PR/0452/22

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

### *Zoning and Council Policy*

A residential development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

### *Residential Amenity and Visual Impact*

#### A 6sq.m front porch and living room extension to the front of the dwelling

The porch and living room extension to the front is stated to be 6sq.m and would project 1.147m to the front of the dwelling. It would be angled and set off from the boundary with the attached dwelling to the west (No.52). It is considered that the proposed development to the front of the dwelling would not detract from the streetscape and is acceptable.

Just over 6m driveway depth would remain following the development.

#### A 40sq.m ground floor extension and 17.6sq.m first floor extension to the rear of the dwelling

The 40sq.m ground floor extension would be 6.886m deep and 5.858m wide. It would have a flat roof measuring 2.7m high. Given the height of the proposal, it is not considered it would have a significant impact on neighbour amenity.

The 17.7sq.m first floor extension would extend 3.693m to the rear of the dwelling and would also be 5.858m wide. It would have a parapet sitting slightly higher than the eaves at 2.7m above the ground floor, giving a total height of 5.4m. The ridge would sit higher than this, just above the eaves of the main dwelling. It is noted that a shadow study has been submitted that indicates there would be no impact to existing shadows, due to the orientation of the building. The proposal would not result in any significant overlooking. However, the Planning Authority is concerned regarding the projection of the first floor element and the height adjacent to the boundary with No52. The Planning Authority is of the opinion that the proposal would have an overbearing impact on the neighbouring property. The applicant is, therefore, requested to reduce this impact by lowering the eaves/parapet adjacent to the boundary and/or reducing the depth of the extension. **Additional information** is therefore required.

In general, the design of the proposal is considered acceptable in visual terms.

There would be sufficient rear amenity space remaining following the proposed development.

#### Associated demolition/construction work.

No significant works proposed

### *Water Services*

The Water Services Department and Irish Water have raised no objections, subject to conditions.

# Comhairle Chontae Atha Cliath Theas

PR/0452/22

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

### *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*

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

### Other Considerations

#### *Development Contributions*

Extension – 63.6sq.m.

Previous extensions – none.

40sq.m exemption

The assessable area is 23.6sq.m

#### *SEA Monitoring*

**Building Use Type Proposed** Residential – extension

**Floor Area (sq.m)** 63.6

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.0215

### Conclusion

In conclusion, subject to conditions, it is considered that the principle of the proposed extension is acceptable, however, additional information is required to ensure the proposal would have an acceptable impact in terms of overbearing and would accord with the 'RES' land-use zoning, would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

# Comhairle Chontae Atha Cliath Theas

PR/0452/22

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

### Recommendation

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

1. The Planning Authority is concerned the proposed first floor extension would have a negative impact in terms of overbearing on the adjacent occupiers (No. 52). With parapet, the proposal would have an overall height of 5.4m adjacent to the boundary. In accordance with the House Extension Design Guide, applicants should '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'. The applicant is, therefore, requested to reduce the impact of the first floor extension by reducing the projection and/or lowering the height of the eaves/parapet adjacent to No. 52.

# Comhairle Chontae Atha Cliath Theas

PR/0452/22

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

REG. REF. SD22B/0057

LOCATION: 51, Airlie Heights, Lucan, Co. Dublin K78 A5W6

*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:** 07/04/2022

*jjohnston*

\_\_\_\_\_  
Jim Johnston,  
Senior Executive Planner