

Retention of a single story timber residential structure on the lands at McDonaghs Lane, Glenaraneen, Brittas, Co Dublin.

Site Description;

The application relates to the site of a single storey detached dwelling located in a zoning area Objective H on the foothills of Slievethoul located on the west side of the N 81.. The site is elevated and surrounded by mature hedge rows and mature trees planted within the side boundary within a grassed area in front of the existing dwelling. The access road to the dwelling is a narrowed elevated road of 60km per hour, the entrance is recessed which is similar to the other existing dwellings within the area.

Site History;

The subject site is family landholding and the family home is situated on same property and Brendan McDonagh Jnr was born and reared on this location. The location of the single storey timber residential structure is placed in the same location as the family mobile home which was present on the site dating back to 1976 and was removed in 1990. All services including ducting and piping remained in place. South Dublin County Council built the existing dwelling on the site for Brendan's parents in 1980. The site area is 0.26202ha which is surrounded by mature trees to the front and both boundaries to the right and left..

The Development;

The unauthorised construction of a single storey timber residential structure on the lands at McDonaghs Lane, Glenaraneen, Brittas Co Dublin is located to the front roadside boundary which is owned by Brendan's parents.

The existing single storey residential structure which has an area of 57sqm. The structure comprises open plan living/dining room, small kitchen, bathroom and two bedrooms.

The front elevation and entrance door are orientated towards the existing dwelling house to the north, while the rear elevation is orientated towards the road side boundary. The timber structure includes timber windows on the front and side elevations, and a pitched roof with a height of 3.67m.

The private amenity space of 66sqm is provided to the rear while the hard gravel area to the front of the dwelling provides parking for one car.

The structure is located forward of the dwellings to the east and west and approx. 28.7m from the existing house on site.

The structure is served by an existing septic tank and soakaway located to the north.

Previous applications on site.

A previous planning application was submitted in 2017 ref SD17A/0347 which was refused and subsequently appealed to An Bord Pleanala ref ABP300459-17

An Bord Pleanala returned with 2 refusal reasons that are addressed in this report.

1. The site is located in an area with the zoning objective HA-DM "To protect and enhance the outstanding natural character of the Dublin Mountain Area", as set out in the South Dublin County Development Plan 2016-2022 where it is the policy of the planning authority to restrict residential development, and also identified as being under urban influence in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. It is considered that the applicant does not come within the scope of exceptional circumstances outlined in Policy H23 Objective 1 set out in the development plan for a house at this rural location. The proposed development for retention would, therefore, materially contravene the zoning objective for the area and be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development to be retained would endanger public safety by reason of a traffic hazard because of the additional turning movements the development would generate on a substandard road at a point where sightlines are restricted in a westerly direction.

SDCC Roads Department: recommends **refusal**, noting sight visibility at the entrance to the property as very poor due to the location close to the bend in McDonagh's Lane, the presence of hedgerows either side of the entrance and the large entrance gates to the property.

This application propose to cut back the existing hedge row facing westerly to achieve the sightlines required to prevent a traffic hazard.

An Bord Pleanala further stated in their report ABP 300459-17;

- **Appropriate Assessment**

Having regard to the nature and scale of development proposed and to the nature of the receiving environment, no appropriate assessment issues arise and it is not considered 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.

SDCC states; High Amenity Areas and Sensitive Landscapes – Development proposals in high amenity zones and sensitive landscapes, including proposals that could potentially impact on designated views or prospects, shall require a Landscape Impact Assessment to assess the visual impact of the development (including any ancillary works) on the landscape and to outline mitigation measures to reduce the impact of the development. At the discretion of the Planning Authority, smaller scale works that would

be unlikely to impact on the landscape, such as dwelling extensions, **will not be subject to this requirement.**

- **P.A. Reg. Ref. SD14B/0091 ABP Ref. PL06S.243497:** Permission granted in October 2014 for the retention of the erection of a steel cladded storage shed of floor area approx. 112sqm and all associated works. This steel shed is located to the rear of the existing dwelling. Condition no. 2 is of relevance and restricted the use of the storage shed for domestic use only and not to be used for habitable purposes or separated or sub-divided from the site or property of the existing house.

Rural Housing in HA-DM Zone

It is the policy of the Council that within areas designated with Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountain Area) new of replacement dwellings will only be permitted in exceptional circumstances.

There are no European sites located in the vicinity of the site as stated in An Bord Pleanala Report ABP 300459-17

An Bord Pleanala Report ABP 300 459 -17 STATES THE FOLLOWING

Visual Impact

The scale of the proposed dwelling respects adjoining residential development and the site is large and has the capacity to visually absorb another dwelling which does not dominate existing dwellings.

The proposed dwelling is well set back from the street line with existing dwellings and has no adverse visual impact on adjoining dwellings or on the character of the local area.

In terms of its overall height, shape, scale and massing the timber structure is very similar to structures in the Chianti Park development..

The site is located in an area designated in the Development Plan 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'. It is also located in Landscape Character Area no. 3 'Athgoe and Saggart Hills'. I would note that this section of McDonaghs Lane has a number of dwellings located along the northern side of the Lane. I am satisfied that the existing site which already accommodates a house, vehicular entrance and driveway, **has the capacity to absorb the proposed development.** I am of the opinion that the visual impact of the existing structure and gravel area on the landscape is overstated by the planning authority, and I do not concur that the proposed development will have a negative impact on the landscape.

I am satisfied therefore, that that the proposed development for retention does not detract from the visual amenities and landscape character of the area, to such an extent to warrant a refusal

Surface Water and Foul Drainage

The existing soak way and septic tank which the proposed development is connected to are both capable of an increase in volume of roof rainwater and foul drainage.

Traffic

The applicant has one family car and has been a regular user of the road named McDonagh's Lane.

This application proposes to cut back the existing hedge row facing westerly to achieve the sightlines required to prevent a traffic hazard.

Local Needs.

Brendan McDonagh Jnr has been born and raised in Glenaraneen Brittas Co Dublin on the family landholding where the timber structure is located.

Letters from the local primary school have been submitted on the application.

Brendan has two very young children and are continuing on the same childhood path as Brendan, by attending the same schools and community events.

The lane is named as McDonaghs Lane is called after Brendan's family and Brendan is the 3rd generation of the McDonagh Family.

The name McDonaghs Lane is recognised and stated on Google Maps

On the policy H23 states and complies with 3 of the objectives

- The applicant is a native of the area;
- • The applicant can demonstrate a genuine need to live in that area;
- • The development is related directly to the area's amenity potential or its use for agriculture, mountain or hill farming,
- • The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the area.
-

It is the policy of the Council that within areas designated with Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountain Area) new or replacement dwellings will only be permitted in exceptional circumstances.

An Bord Plenala report states;

'Development is carefully sited, designed and of appropriate scale, existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained, as appropriate and new planting or other landscaping should be appropriate to the area, and significant on-site natural features shall influence the layout of new development.'

Brendan is rearing his young family with his finance and residing in the timber structure with his children, Mia aged 6 and Colin aged 3.

Mia is attending St Martin's National School in Brittas and Colin is registered to attend the school also at school going age and has his name registered.

Brendan is intrinsic to the area as all his family are surrounding and supporting Brendan. Brendan's father is of a pensionable age of 70 and Brendan's mother who also resides in the family home has experienced failing health with a hip replacement and another scheduled hip replacement in the future, Brendan's mother does not drive and of poor hearing and Brendan has become a carer for his parents and strongly urge the SDCC to take these matters into serious consideration when assessing this application and to put forward a further information recommendation if needed to obtain further information for the criteria of exceptional circumstances.

Based on the refusals from An Bord Pleanála to the application submitted, the roads have raised the issue of a hazard, however with proposals to cut back the hedge row owned by Brendan McDonagh this is well within the control to do this and maintain its upkeep.

Photographs have also been submitted on this application to provide the Visual Impact and confirming the report of An Bord Pleanála that the existing structure does not cause a visual impact.

Photographs provided and outlined shows;

- Existing structure cabin located on Photograph
- Entrance shows the proposal to cut back the hedge row to improve vision facing westerly
- Modest scale log cabin
- Existing family home
- Chianti Park located in Brittas.

Chianti Park is located in Brittas Co Dublin and there is similar developments with the same spec and scale as this existing structure.

An Bord Pleanála Report ABP 300 459 -17 states;

'In terms of its overall height, shape, scale and massing the timber structure is very similar to structures in the Chianti Park development.'

HOUSING FOR ALL

Housing for All as set out by Government states;

Right now, Ireland's housing system is not meeting the needs of enough of our people.

- There are not enough houses to buy or rent in the private sector.
- There are not enough houses being built by the State for those who need social housing.
- Housing has become increasingly unaffordable for the 'squeezed middle' who would once have expected to be able to purchase their own home.
- Too many people are experiencing homelessness or are unable to access appropriate housing.
- The cost of building housing is too high.
- **New rural housing guidelines to give certainty for development of one-off homes.**

Housing for All as set out by Government states;

Prevent and address Family, Child and Youth Homelessness

Family homelessness has seen an appreciable reduction since 2019, **but still remains a key challenge**. The overriding objective is to provide homes to those households at risk of or experiencing homelessness through the various social housing supports available.

In the first instance, it is critical that targeted prevention and early intervention services are provided to families and children who are at risk of homelessness.

For those families and children in emergency accommodation it is critical that appropriate supports are provided in order to secure pathways out of homelessness. One notable issue that is evident concerns the length of time that some families (many with support needs requiring a multi-agency approach) spend in emergency accommodation.

We will work with Local Authorities and NGOs to identify families experiencing long-term homelessness that have complex support needs. Those that do will be provided with enhanced tenancy sustainment supports to help them exit homelessness and **maintain their homes**. These further interventions will work in tandem with the continued provision of Homeless HAP.

There is also a need to encourage activity on land which is currently zoned and is suitable for residential development

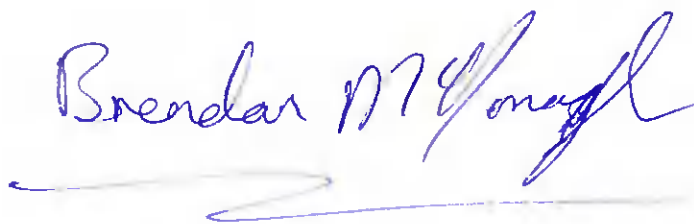
Housing for All further states;

Major planning decisions will be returned to Local Authorities and will be subject to strict time frames, while judicial reviews will be overhauled to **unblock obstacles** to development. **Rural communities will be given greater certainty over building homes in rural areas. The measures are targeted, radical and necessary to respond to the scale of the housing crisis.**

The housing crisis may seem more intractable than the challenges of the past but it can and will be solved. Housing for All represents the State responding with ambition and commitment to the challenges of our time.

Brendan has availed of the opportunity to place his name on the Housing List in SDCC and informed that he does not meet the criteria for this.

I strongly urge that the council takes all matters into consideration assessing this application



Brendan McDonagh