

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0466	Date of Decision: 12-Apr-2022
Register Reference: SD22A/0054	Registration Date: 16-Feb-2022

Applicant: Laura Harrington
Development: Construction of a single storey, 2 bedroom dwelling, new entrance gate, and all associated site works and drainage connections.
Location: Rear garden of, 19, Ballyboden Crescent, Ballyboden, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-Feb-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. Considering the following issues:
 - (i) The proposed garden appears to be 30 - 40sq.m. in size. The County Development Plan standard for a 2-bed house is 55sq.m.
 - (ii) The Site Layout Plan does not appear to reliably scale, and the separation distance from building to rear boundary appears to be approx. 4 metres, not 5 metres as stated.
 - (iii) compromises to quantitative standards for infill development can be made where there are good design reasons to do so. Here, however, the reason for the poor provision of rear amenity space is the decision to restrict the size of site to be subdivided from the main site.
 - (iv) There is ample additional space on the overall site to accommodate a larger rear garden;

otherwise, there is room to reduce the proposed house to a 1-bed and increase the size of the size of the rear garden. The applicant should address with this via a revised proposal by additional information.

The applicant is requested to provide revised plans which show an acceptable provision of private amenity space, both quantitatively (noting the CDP standard of 55 sq.m. for a 2-bed house) and in such a configuration that the space would function well. The applicant may need to consider revising the proposed subdivision of the site to accommodate this.

2. The applicant is requested to submit:
 - (a) a revised layout of not less than 1:200 scale demonstrating that there is sufficient on-curtilage parking by providing a safe parking distance of 6 metres. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022
 - (b) a Swept Path Analysis showing how a car can safely access and egress the parking space.
3. The proposed development would comprise the subdivision of an existing site. The red line boundary should be revised to take in the whole of that existing site, and the following should be provided:
 - (a) proposed area of the rear garden space remaining to serve No. 17 Ballyboden Crescent;
 - (b) if enlarging the site to be provided for the new house in response to other items, provide an updated letter of consent.
4. Storage space is provided in a utility room but is otherwise lacking in circulation areas and this could be improved. Given the tight nature of the site and uncertainty over dimensions, it is concerning that the main interior corridor does not provide additional turning space to allow someone with mobility issues to live or to remain living in the house. As there are other issues with the development, the applicant is requested to reconsider the above also.
5. Multiple third party submissions refer to the possibility of rooflights being provided in the dwelling, being mentioned in notes. The applicant has not included roof lights in the notices or drawings. The applicant is requested either to confirm in writing that no roof lights are proposed, or to show on revised drawings the location and scale of roof lights.

The Planning Authority does not object to the provision of roof lights as per this development, except where they would provide for a loss of privacy (this is not apparent from the plans).
6. A number of issues relating to potential overlooking or loss of privacy have been raised by third parties or noted by the Planning Authority.
 - (i) In relation to houses on Ballyboden Crescent, the applicant is requested to provide a site section showing the relationship between the proposed dwelling and the existing dwellings on Ballyboden Crescent (reference distance to first floor of No. 19 would be appropriate). The section should illustrate the proposed boundary treatment between the site and No. 19, the relative levels (ground and floor) of the dwellings, and distance from dwelling to dwelling (excluding ground floor rear extensions).
 - (ii) In relation to 13 Moyville Lawns, the applicant is requested to provide a site section / rear elevation showing the relationship between the proposed dwelling and No. 13 Moyville Lawns, showing in particular the relative ground and floor levels, the existing boundary treatment (and any proposed changes).
 - (iii) In relation to 13 Moyville Lawns, show the relative position of the proposed house and

neighbouring house on a Site Layout Plan at a scale of not less than 1:500, and show in particular the location of the proposed kitchen window.

(iv) Windows beyond the rear building line of No. 13 Moyville Lawns, on the north-east elevation of the proposed dwelling, would not be acceptable in the form proposed for the kitchen window. A high-cilled window to prevent overlooking would be required, or else the window should be relocated. Similarly, if any other window on the north-east elevation is beyond the rear building line, it should be altered to prevent loss of privacy to the neighbouring dwelling.

(v) The windows on the south-west elevation should also be checked to ensure no overlooking of the neighbouring garden. The back door is acceptable, but the bathroom window and hall window should be fitted with obscure glazing.

7. (a) The house would open onto a cul-de-sac and it is not considered appropriate to adopt a defensive boundary treatment as might befit a mews development on an otherwise undeveloped or under-developed lane. The applicant is requested to revise the front boundary treatment. The applicant should note that the standard planning condition for front residential boundary treatments provides for the following: "The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles." This may be required as a condition of permission.
(b) The applicant is requested to confirm with drawings what the proposed boundary treatment to the rear is, by way of additional information.
8. The applicant is requested to amend drainage layouts to comply with any other revisions in the response to the request for additional information.
9. Third parties have raised the potential issue of foul sewer capacity in the area. The addition of a house is considered to comply with residential infill policy generally; but any connection to the foul water network would need to come about by way of a waste water connection with Irish Water. The applicant is requested to submit a pre-connection enquiry with Irish Water and provide evidence of this by way of additional information.
10. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Blue/green roof
 - Permeable Paving
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer where possible.
 - Grasscrete
 - Water Butts.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the

Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0054

Date: 12-Apr-2022

Yours faithfully,



for Senior Planner