

# Comhairle Chontae Atha Cliath Theas

**PR/0440/22**

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

**Reg. Reference:** SD22B/0050      **Application Date:** 10-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 10-Feb-2022  
**Correspondence Name and Address:** Piotr Alama, Zoha Architects Suite A, Solus Tower Estate, Corke Abbey, Bray, Co. Wicklow  
**Proposed Development:** New pitch roofed two storey extension to side and all associated site works, and retention of single storey extension to the rear.  
**Location:** 34, Griffeen Glen Boulevard, Lucan, Co. Dublin K78E271  
**Applicant Name:** Janusz Stephmiewski  
**Application Type:** Permission and Retention  
(AOCM)

### **Description of Site and Surroundings:**

**Site Area:** stated as 0.017 hectares.

### **Site Description:**

The application site contains a two storey, semi-detached house, located on Griffeen Glen Boulevard in a row of similar dwellings. The surrounding area is residential in nature.

### **Site visited:**

10 March 2022

### **Proposal:**

**Retention** permission is sought for the following:

- Single storey rear extension (4.8sq.m)

Permission is sought for the following:

- Construction of a two-storey pitched roof side extension (19.5sq.m)

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

### **Consultations:**

Surface Water Drainage – No objection, **conditions** recommended

Irish Water – No objection, **conditions** recommended

### **SEA Sensitivity Screening**

No overlap with relevant environmental layers

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### Submissions/Observations /Representations

Submission expiry date – 16/03/2022

No submissions or objections received.

### Relevant Planning History

None recorded for subject site.

### Overall housing estate and local centre area

**S00A/0779: Permission granted** for development comprising a local centre consisting of a single storey creche (c.522sq.m), a two storey community facility (c.305sq.m) attached at ground floor only to 3 self-contained offices (c.176sq.m. each) in a separate two storey block, a separate two storey block (c.258sq.m)(Use Class to be interchangeable with Use Class 3); 2 shop units at ground floor (Unit 1-c.195sq.m and Unit 2-c.86sq.m) with 3 2-bedroom single storey apartments over in a separate two storey block; site development and landscape works; a new vehicular access is proposed off Griffeen Avenue to serve the proposed local centre.

**S00A/0682: Permission granted** for development comprising 100 dwellings consisting of 38 no. 3 bedroom 2 storey mid-terraced houses (Type A), 36 no. 3 bedroom two-storey end of terrace houses (Type B), 8 no. 3 bedroom two storey corner houses (Type C1), 8 no. 3 bedroom two storey detached houses (Type C), 8 no. 2 bedroom two storey terraced houses (Type D) and 2 no. 4 bedroom two storey semi-detached houses (Type E); 21 dwellings will have direct vehicular access off Griffeen Glen Drive; 17 dwellings will have direct vehicular access off Griffeen Glen Road; 12 dwellings are served via a new vehicular access off Griffeen Glen Road; a new vehicular access is proposed off Griffeen Avenue to serve the remainder of the development (50 dwellings).

### Other sites within the estate

**SD21B/0478 (12 Griffeen Glen Road): Permission refused** for 2 storey extension to front/side/rear elevations to the south of existing dwelling; comprises of home office at ground floor level; bedroom with en-suite bathroom at first floor level and all associated site works.

**SD11B/0336 (28 Griffeen Glen Boulevard): Permission granted** for two storey pitched roof extension to side and rear incorporating new bay/box window to front, ridge rooflight to the side and frosted first floor en-suite window to rear together with 2 revised window sizes to front elevation. Permission granted.

### Relevant Enforcement History

None recorded for subject site.

### Pre-Planning Consultation

None recorded for subject site.

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

*Section 2.4.1 Residential Extensions*

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### *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.*

#### *Policy H18 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 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*

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

### *Section 11.4.2 Car Parking Standards*

#### *Table 11.24 Maximum Parking Rates (Residential Development)*

### *Section 11.4.4 Car Parking Design and Layout*

### *Section 11.7.2 Energy Performance in New Buildings*

### *Section 11.8.2 Appropriate Assessment*

## **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).

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

## **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

## **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - 'To protect and/or improve residential amenity'. A residential extension is 'Permitted in Principle' under this zoning objective.

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### **Residential and Visual Amenity**

The proposal includes construction of a two-storey front and side extension (19.5sq.m) and retention of a single storey rear extension (4.8sq.m). No other external alterations are noted from drawings.

### Retention

It is noted from drawings that a rear extension totalling 27sq.m has been constructed, of which retention permission is only sought for the utility room (4.8sq.m).

The 4.8sq.m for which retention permission is sought provides a utility room and is located to the side of the rear extension, setback 4.638m from the front building line. The extension has a hipped roof which appears pitched when viewed from the front. Retention of this extension is considered acceptable.

### Proposed Extension

A two-storey side extension would be constructed up to the northern site boundary and would project 0.67m from the front building line. The House Extension Design Guide recommends front extensions do not protrude more than 1.5m in front of the existing front wall of the house. In this regard, the extension is considered acceptable. The Design Guide also recommends a driveway length of 6m is retained to allow sufficient space for car parking. A driveway of 6m is not provided for in this instance and would not be acceptable.

The extension would comprise a dining area at ground floor level and partial extension of retained utility room. At first floor level, an en-suite bathroom would be located to the front and a walk-in wardrobe would be located to the rear. There would be a concern that the en-suite bathroom located at the front of the side extension would have a large window overlooking the public road. While a **condition** could be attached requiring this window to be obscure glazed, given the size of the proposed window, it is considered that this could be detrimental to visual amenity in the area and privacy could still be an issue. The applicant should be requested to submit **additional information** revising the internal layout to locate the en-suite to the rear and the walk-in-wardrobe to the front.

The extension would have a pitched roof, connecting seamlessly with the roof of the main dwelling, mirroring the overhang of the dwellings existing front projection.

A rear garden slightly in excess of 30sq.m will be retained on completion of all works. While a rear garden of 30sq.m is considerably below the Development Plan standard of 55sq.m for a two-bedroom dwelling, it is noted that under exempt development a rear garden shall be reduced to no less than 25sq.m. It is noted that the rear garden was significantly reduced as a result of works that come under exempted development regulations. On this basis, the rear garden size is considered acceptable.

### Access and Car Parking

It is noted that the parent application for the house (S00A/0682 and S00A/0779) indicates 2 car parking spaces to the side of the dwelling. From a site visit and drawings it is clear that the

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utility room (for retention) has been constructed in the space of one of these parking spaces, while one remains accessible from the public road, albeit has been partially absorbed by the rear garden and a gate has been constructed restricting its access. On-street, car parking is not adequately provided for in the area, however, is utilised creating a haphazard road environment. While it is noted the car parking provided for the dwelling is not currently utilisable for parking, it would be easy to revert one car parking space back to full use. Construction of the side extension would remove this option and create a situation whereby existing and future residents of the dwelling would have to rely on on-street, car parking. This would be unacceptable, and the application should be **refused** on this basis.

While the Roads Department has not provided on this application, their response in relation to SD21B/0478 is considered relevant:

*The proposed development is within Griffeen Glen Boulevard, existing vehicular access and 2 car parking spaces are provided through Griffen Glen Road which is clearly shown in the parent permissions for the site (Reg. Refs. S00A/0682 & S00A/0779).*

*The applicant submitted response state that removed on curtilage car parking spaces will be accommodate in shared on street parking spaces.*

*Roads Department is concerned regarding the proposed conversion of an existing car port to a new bedroom and office space which will result in loss of 2 off-street carparking space for the proposed development and for overall housing estate.*

*A grant of permission would set an undesirable precedent for the similar development in the overall housing estate this will create pressure on existing shared car parking spaces as cars will be parked on public footpath, as a similar situation already exist, residents are parking their cars perpendicularly at designed parallel parking spaces this trend would endanger public safety by reason of a traffic hazard.*

*Roads recommends refusal as continuation of development would endanger public safety by reason of a traffic hazard.*

Given the existing street environment within the development, as noted from a site visit, the loss of dedicated car parking serving the dwelling is considered unacceptable. It is the opinion of the Planning Authority that removing car parking spaces that have been included as part of the overall car parking strategy for a larger development without sufficient evidence would set an undesirable pattern of development.

Based on the above, the proposed extension is not considered acceptable and should be refused. Retention of the existing rear extension is considered acceptable.

### **Services, Drainage and the Environment**

Water Services has reviewed the application and has no objection. A **condition** requiring the provision of water butts and this is considered appropriate to include in the event of a grant.

Irish Water has reviewed the application and has stated no objection, recommending **conditions** that all works comply with Irish Water standards, codes and practices. These should be included in the event of a grant.

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### 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.

### 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 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.

### Other considerations

#### Development Contributions

Refuse side extension:	19.5sq.m
Retention (rear extension):	4.8sq.m
Assessable area (retention)	4.8sq.m

#### SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	4.8sq.m
Land Type:	Brownfield / Urban Consolidation
Site Area:	0.017 hectares.

### Conclusion

It is considered that the proposed development does not comply with the provisions of the South Dublin County Council Development Plan 2016-2022. The proposed development would involve the removal of all existing dedicated car parking serving the existing dwelling, resulting in reliance on on-street, car parking which is not adequately provided for within the wider development. This is contrary to what was granted as part of the parent permission and would increase pressure on on-street, car parking. The development would set an undesirable pattern of development for the removal of on-site car parking spaces on similar sites.

The rear extension for which retention permission is sought is considered acceptable and compliant with The South Dublin County Council Development Plan 2016-2022 and House Extension Design Guide. Permission for retention should therefore be granted.

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### **Recommendation**

I recommend that permission be granted for retention of the rear extension subject to the Conditions/Reasons set out in the First Schedule hereto and that Permission be refused for the two-storey side extension for the Reason(s) set out in the Second Schedule hereto.

### **FIRST SCHEDULE**

#### **Conditions and Reasons:**

1. Development to be in accordance with submitted plans and details.  
The development shall be retained fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.  
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Drainage - Irish Water.
  - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
3. Financial Contributions.  
The developer shall pay to the Planning Authority a financial contribution of €501.55 (five hundred and one euros and fifty five cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.  
REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.  
NOTE RE: CONDITION  
Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.



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**REG. REF. SD22B/0050**

**LOCATION: 34, Griffeen Glen Boulevard, Lucan, Co. Dublin K78E271**

### **SECOND SCHEDULE**

#### **Reason(s)**

1. Having regard to the permanent removal of all on-site car parking provision, the proposed development of the side extension would result in the removal of all on site car parking and create pressure on existing shared car parking spaces, would contribute to haphazard parking, the endangerment of public safety by reason of a traffic hazard and adversely impact on the quality of the street environment. The proposed development would be contrary to terms and conditions of the parent permission. The development would set an undesirable pattern of development for the removal of existing on-site car parking spaces on similar sites. The proposed development would adversely impact on the residential amenity of the area and would be contrary to the South Dublin County Development Plan 2016-2022 and the proper planning and sustainable development of the area.

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**REG. REF. SD22B/0050**

**LOCATION: 34, Griffeen Glen Boulevard, Lucan, Co. Dublin K78E271**

*jjohnston*

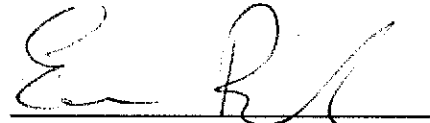
**Jim Johnston,**

**Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning and Development Act 2000 (as amended) to Grant Permission for the retention of the rear extension subject to the Conditions/Reasons set out in the First Schedule hereto and to Refuse Permission for the two-storey side extension for the Reason(s) set out in the Second Schedule hereto is hereby made.

**Date:**

6/4/22

  
**Eoin Burke, Senior Planner**