

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0061 **Application Date:** 14-Feb-2022
Submission Type: New Application **Registration Date:** 14-Feb-2022

Correspondence Name and Address: Robert Burke 37, North Great Georges Street, Dublin 1

Proposed Development: Demolition of an existing shed (25sq.m) to the rear, and the construction of a new part single storey (43sq.m) and part two storey (17sq.m) pitched roof extension to the rear, the installation of roof lights to the existing roofs and all associated site works.

Location: 157, 'Cottages', Old Court Road, Tallaght, Dublin 24

Applicant Name: Teres Small

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.1 hectares.

Site Description:

The application site contains a single storey, semi-detached cottage, located on Oldcourt Road. The surrounding area is residential in nature, with new development located to the south of the site, forming the boundary to rural lands.

Site visited:

16 March 2022

Proposal:

Permission is sought for the following:

- Demolition of 25sq.m shed
- Construction of part-two storey/part-single storey side and rear extension (60sq.m) with pitched roof and single flat roof dormer on rear roof slope
- Roof lights
- Replacement of PVC windows with aluclad/timber windows
- Internal layout alterations

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

Consultations:

Water Services – **Additional information** recommended

Irish Water – **Additional information** recommended

SEA Sensitivity Screening

Indicates proximity to PFRA A 2016 and PFRA B 2016

Submissions/Observations /Representations

Submission expiry date – 21/03/2022

No submissions or objections received.

Relevant Planning History

SD06B/0804: New pitched roof structure over existing single storey accommodation to rear comprising new attic bedroom and en-suite bathroom with 1no. rooflight to front and 3 rooflights to rear. **Permission granted.**

SD06B/0386: The provision of a new pitched roof structure over existing single storey accommodation to rear, comprising of new attic bedroom and en-suite bathroom with gable end window and 2 roof lights. **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

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.

Section 9.1.4 Older Buildings, Estates and Streetscapes

Policy HCL Older Buildings, Estates and Streetscapes

It is the policy of the Council to encourage the preservation of older features, buildings, and groups of structures that are of historic character including 19th Century and early to mid 20th Century houses, housing estates and streetscapes.

HCL5 Objective 2:

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.

HCL5 Objective 3:

To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

Section 11.3.3 Additional Accommodation

(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 11.5.4 Older Buildings, Estates and Streetscapes

Proposals to extend and/or renovate older buildings and houses should seek to retain original features and finishes that contribute to their architectural or collective interest

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).*

***Architectural Heritage Protection – Guidelines for Planning Authorities**, Department of Arts, Heritage and the Gaeltacht, (2011)*

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.

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

Residential and Visual Amenity

The proposal includes demolition of an existing shed (25sq.m) and construction of part single-storey (43sq.m), part two-storey (17sq.m) pitched roof rear extension with rooflights. Windows would be upgraded, and the internal layout would be altered to provide for modern living. No other changes are noted from drawings.

The cottage has an existing single storey pitched roof rear extension (34sq.m) comprising a kitchen, utility room and bathroom, with a ridge height of 6.165m, 1m higher than the ridge height of the existing cottage. There is no planning history pertaining to this extension.

A single storey pitched roof extension would be located to the rear of existing extension, resulting in 3 pitched roof blocks. The maximum ridge height of the extension would be 5.459m, and would not be visible when viewed from Oldcourt Road. This arrangement is considered appropriate and sympathetic to the style of the original cottage fronting Oldcourt Road.

The rear extension would contain a large open plan kitchen and living area, while the internal layout of the existing extension would be altered to comprise a living room, lobby and bathroom. The two-storey element of the extension would be located to the side, built up to the western site boundary, comprising a bedroom at ground floor level and bathroom at first floor. This would create a small courtyard of 5.4sq.m between the existing cottage and the rear extension. A flat roof dormer window would be located on the rear roof slope at first floor level to serve the bathroom. This is considered acceptable.

Bedroom 1 of the original cottage is served by a window on the rear elevation and there would be a distance of only 2m between this window and the blank wall of the extension. Given the north facing aspect of this room, there would be a concern about a lack of light to this room, especially as the neighbouring property has also been extended to the rear. A rooflight is proposed to serve this bedroom, located on the northern roof slope. While this would assist in providing light, it is not considered sufficient to address daylight concerns or the aspect of the room which would overlook a small enclosed courtyard and blank wall. The applicant should be requested to revise the design, amending the location of the side extension. While it is noted that the proposed rear extension is constructed up to the site boundary, there would be a distance of 8.7m between the window serving bedroom 1 and the wall of the extension and this is considered more appropriate to ensure daylight to bedroom 1. The relocated two-storey element of the proposed works would be located to the east side of the existing extension and while this would be visible from Oldcourt Road, it is not considered that this would be detrimental to the overall appearance and setting of the cottage, as it could be setback a minimum of 6.4m from the original front building line.

Windows would be upgraded from PVC to aluclad/timber, with some alterations to door locations and fenestration to the side and rear of the house. This would not impact the character of the existing cottage and the replacement of windows is considered beneficial for sustainability.

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

Internally, the ceiling of existing cottage would be removed to create a vaulted ceiling, with 2 rooflights located on the front roof slope and 1 rooflight located on the rear roof slope. This is considered acceptable.

It is considered that the extension and internal alteration would result in a more logical internal layout, better connecting and integrating the cottage and allowing for modern family living. Given the orientation of the dwelling, it is not considered that there would be significant impacts on the neighbouring dwelling by way of overshadowing or loss of privacy.

Based on the above, the proposal is considered acceptable in principle, however, the relocation of bedroom 3 is considered necessary to ensure residential amenity and this should be sought by way of **additional information**.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **additional information** is sought as follows:

- 1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.2 The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - i. At least 5m from any building, public sewer, road boundary or structure.*
 - ii. Generally, not within 3m of the boundary of the adjoining property.*
 - iii. Not in such a position that the ground below foundations is likely to be adversely affected.*
 - iv. 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- 1.3 The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.*
- 1.4 Should a soakaway prove not to be feasible, then the applicant shall submit the following:*
 - i. Soil percolation test results demonstrating a soakaway is not feasible*
 - ii. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.*

Irish Water has reviewed the application and has recommended the following **additional information** is sought in relation to foul drainage:

- 1. It is unclear where the foul water discharges from the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts*

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

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.

It is considered appropriate to request the recommended **additional information** to ensure adequate provision of SuDS measures and foul drainage.

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.

Conclusion

Additional information should be sought in relation to the following:

- Relocation of two-storey side extension element to ensure sufficient daylight and aspect for bedroom 1.
- Site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- Drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway
 - Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - Soil percolation test results demonstrating a soakaway is not feasible

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

- A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.
- Drawing showing SuDS measures, including water butts or otherwise
- Drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.

Recommendation

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

1. It is considered that the location of the two-storey side extension would impact the daylight to bedroom 1, located in the original cottage. The north facing aspect, distance of 2m between the window and the proposed blank wall and the location of the rear extension serving the neighbouring dwelling would negatively impact the amenity of this room. While it is noted that a rooflight is proposed, it is not considered sufficient to mitigate these concerns. The applicant is requested to amend the design, relocating the two-storey side extension to allow for better light into bedroom 1.
2. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
3. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - (i) Soil percolation test results demonstrating a soakaway is not feasible
 - (ii) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.
4. The applicant is requested to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.
5. It is unclear where the foul water discharges from the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water

Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

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.


Comhairle Chontae Atha Cliath Theas

PR/0463/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0061

LOCATION: 157, 'Cottages', Old Court Road, Tallaght, Dublin 24



Jim Johnston,
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:

11/4/22



Eoin Burke, Senior Planner