

Comhairle Chontae Atha Cliath Theas

PR/0461/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0065 **Application Date:** 15-Feb-2022
Submission Type: New Application **Registration Date:** 15-Feb-2022

Correspondence Name and Address: Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Single and 2 storey extension to the rear; new front single storey extension; demolition of the existing shed to the rear.

Location: 12, Ballyboden Crescent, Rathfarnham, Dublin 16

Applicant Name: Aoife O'Gorman

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0193 hectares.

Site Description:

The application site contains a two storey, terraced house, located on Ballyboden Crescent in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

16 March 2022

Proposal:

Retention permission is sought for the following:

- Single storey, flat roof, front extension (c.9.5sq.m)
- Part two/part single storey, flat roof, rear extension (c.41.5sq.m)

Zoning:

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

Consultations:

Surface Water Drainage – **Additional information** recommended

Irish Water – **Additional information** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

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Submissions/Observations /Representations

Submission expiry date – 21/03/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

No. 13 (adjoining property to the south)

SD22B/0025: Single and 2 storey extension to the rear; new front porch; demolition of the existing shed to the rear. **Additional information sought in March 2022. No decision yet.**

It is noted that the subject development is similar to that sought under SD22B/0025.

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 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*

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).*

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity

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- 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.

Residential and Visual Amenity

The proposal includes demolition of an existing shed, construction of a single storey, flat roof front extension and part two-storey, flat roof rear extension. No other changes are noted from drawings.

Front extension

The front extension would be 5.3m wide and 2m deep with a flat roof accommodating a porch and extended front living room. The front elevation would have a door providing access to the dwelling, and a large window serving the living room, matching existing fenestration.

In relation to front extensions, the House Extension Design Guide states the following of relevance:

- *Keep the extension simple and complementary to the style of the house by 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.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the 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.*

It is not considered that the current design complies with the requirements of the House Extension Design Guide. It is noted that the neighbouring dwelling has applied for a front extension under SD22B/0025 and **additional information** has been sought requesting the extension does not protrude more than 1.5m from the front building line. It is considered appropriate to request the same in relation to the current proposal.

In addition, the flat roof of the extension is considered to be out of character with the style of the property and would not accurately represent the roof shape and slope of the main house. While it is noted that there is currently a flat roof projection over the front door, it is considered that the scale of the front extension does not mimic the small detail of the flat roof projection and a hipped roof would be more appropriate. It is noted that other dwellings in the area that have undergone similar works to the front have opted for hipped roofs, establishing a pattern of development for the area. This should be addressed by way of **additional information**.

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Rear extension

At ground floor level the rear extension would be stepped, projecting 6.5m from the rear building line proximate to the southern site boundary, and 4m along the northern site boundary. The extension would be 7m in width from the northern side boundary to 0.9m from the southern site boundary. At first floor, the flat roof extension would project 3.5m from the original building line and would be located 0.9m from the southern site boundary and 2.5m from the northern boundary. An existing rear shed, 8sq.m, would be demolished to facilitate the rear extension. This is considered acceptable.

The principle of the rear extension is considered acceptable. It is generally considered appropriate that rear extensions should not be more 50% of the depth of the original dwelling. In this instance the original dwelling is 5m so an extension of 2.5m would be considered appropriate. It is noted the current dwelling is a small two-bedroom house with a large rear garden that would be retained on completion. The extension would provide modern living accommodation at ground floor and an extra bedroom on the first floor. This is considered appropriate and represents a sustainable home expansion.

It is noted that the extension proposed under SD22B/0025 would be 6m in depth at ground floor level and 3.5m at first floor level. It is noted that the first-floor level will be subject to redesign as a result of the further information request however, it is considered appropriate that, as the dwellings are directly adjoined, some consistency in their development is achieved. In this regard the rear extension, subject of this application, should be limited to a maximum depth of 6m. It is noted that the architect for the current application and SD22B/0025 is the same. To ensure the best outcome and the integration of the extensions, it is considered appropriate that the applicant for the current application and SD22B/0025 should consult each other to see if complementary development of the sites can be achieved. This could be dealt with by **additional information**.

With or without development, it is not considered that the property to the south would experience any significant impacts as a result of the single storey rear extension due to the orientation of the dwellings.

The first-floor extension would be located 0.9m from the shared boundary to the south and 2.5m from the shared boundary to the north. The House Extension Design Guide requires 1m separation distance for every 3m of height. The maximum parapet height of the first-floor extension would be approximately 5.7m, thereby requiring 2m separation distance. In this regard, the separation distance from the southern site boundary is not acceptable. It is considered that there is an opportunity for the applicant, and the applicant of SD22B/0025, to coordinate designs and both extend at first floor level along the common site boundary, thereby alleviating the requirement of 2m separation distance and limiting the impact of the proposals on other neighbours. In the event that this is not possible, the applicant is required to ensure that a 2m separation distance is achieved at first floor level. This can be addressed by **additional information**.

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Based on the above, the principle of the development is considered acceptable subject to acceptable **additional information** being submitted.

Services, Drainage and the Environment

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

- 1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.*
- 1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

Irish Water has reviewed the application and has recommended **additional information** as follows:

- 2.1 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 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.*
- 2.2 The proposed development is approximately 2.5m from a 225mm Public wastewater sewer located to the front of the property. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information*

The recommended **additional information** is considered appropriate to request to ensure consideration of these issues early in the planning process.

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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.

Conclusion

Additional information should be sought in relation to the following:

- The design of the front extension should be amended to project no more than 1.5m from the front building line and to incorporate a hipped roof rather than a flat roof profile
- The depth of the ground floor rear extension should be reduced to no more than 6m, or other appropriate depth to match proposals as per SD22B/0025.
- The applicant should discuss extension plans with the neighbouring dwelling to the south, currently seeking permission for similar works under SD22B/0025, to establish how the proposals could integrate with each other, either providing 2m separation distance along the southern site boundary or coordinating designs to both protrude along the common site boundary.
- A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.
- A drawing in plan, and cross-sectional views as relevant, clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
- A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.
- The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure.

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Recommendation

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

1. Regarding the front extension, it is considered that the flat roof front extension is incongruous with the character of development in the area and does not comply with the recommendations of the House Extension Design Guide. The applicant is requested to amend the design to project no more than 1.5m from the front building line and to incorporate a hipped roof rather than a flat roof profile.
2. The depth of the ground floor rear extension should be reduced to no more than 6m, or other appropriate depth, to match proposals as per SD22B/0025.
3. The current proposal at first floor level does not comply with the House Extension Design Guide which requires 1m separation distance for every 3m of height, thereby requiring a separation distance of 2m from the southern site boundary. The applicant should discuss extension plans with the neighbouring dwelling to the south, currently seeking permission for similar works under SD22B/0025, to establish how the proposals could integrate with each other, to either both extend along the common boundary or ensure 2m separation distance is provided from the common boundary to the south of the current application site. It is considered in the benefit of both applicants to address proposals together, and submit the necessary plans and elevations to show integration of the developments, as this presents an opportunity to maximise the design of the schemes and reduce impacts on neighbouring dwellings.
4. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.
5. 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 as relevant, clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is advised to use the South Dublin County Council Sustainable Drainage Explanatory Design and Evaluation Guide as a reference.
6. 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

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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.

7. The proposed development is approximately 2.5m from a 225mm Public wastewater sewer located to the front of the property. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.

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REG. REF. SD22B/0065

LOCATION: 12, Ballyboden Crescent, Rathfarnham, Dublin 16

jjohnston

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

E. R. A.

Eoin Burke, Senior Planner