



my house  
architect

The Studio, 65 Greenville Place, Dublin 8 D08  
F2Y4

Web: [www.myhousearchitect.ie](http://www.myhousearchitect.ie)  
Email: [info@myhousearchitect.ie](mailto:info@myhousearchitect.ie)  
Tel: +353 (0)1 531 3956

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## PLANNING APPLICATION REPORT

FAO:  
Planning Department  
South Dublin County Council  
County Hall Tallaght,  
Dublin 24,  
D24 YNN5

**Application for planning permission for the erection of 1 No two storey 3 bedroom dwelling house circa 110 m<sup>2</sup> nett internal area (circa 120 m<sup>2</sup> gross external area) to include new vehicle access, car parking, new service & drainage connections & other associated site works including demolition of existing internal garden wall, partial lowering of height of boundary wall, on overall site comprising 0.0233 hectares (circa 233 m<sup>2</sup>) at 1 Marley Rise, Rathfarnham, Dublin 16, D16 N9X4, by Martina Murphy.**



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## 1. Introduction

In 2006 outline planning permission was granted for a two storey 3 bedroom house of 100 m<sup>2</sup> with planning reference SD05A/0880 with vehicle access to Marley Rise, subsequently full planning permission for same reference SD06A/1044, subsequently extended on reference SD06A/1044/EP.

This application is for full planning permission for the erection of a new two storey storey (3 bedroom) detached dwelling house for the applicant within the curtilage on the large lawn area to the side of the existing house, and is made on the basis of those successful applications, following the same design except for some improvements to layout, style, functionality & detail, and compliance with more recent development standards. The application includes as per the previous applications the reconfiguration of the existing access to the existing house.

This report should be read in conjunction with the documents enclosed in support of the planning application as detailed in the cover letter of the application.

The applicant Martina Murphy is the owner of the existing house at 1 Marley Rise and the site for the new house which is currently an underutilised side garden.

## 2. Site Location & Description

The site for the new house is a large corner site of 0.0208 hectares (circa 208m<sup>2</sup>), located on the side lawn of the existing two storey house at 1 Marley Rise & is currently under utilised.

The overall site for the application includes the front garden of the existing where some changes to the existing access are proposed, giving an overall site area of 0.0267 hectares (circa 267 m<sup>2</sup>) for the application

The existing site boundary to the north west along Marley Rise consists of a high (approx 2m externally & 1.5m internally) rendered block wall with brick capping to Marley Rise & towards Marley Avenue, which has a timber fence addition at higher level, and which steps down to form a low wall to the western boundary/main front to Marley Rise.

The boundary between the proposed site & the existing wall has been established as a high 1.8m approx timber fence it will be partially removed & it allows for a side walkway/maintenance to the new & existing house.

An existing high timber fence and trees & planting growth forms the rear/eastern boundary to the rear garden of the adjoining property No 47 Marley Avenue.

The entire external boundary is proposed to be retained as exists with just the existing internal front high wall within the site to be demolished, and a section of the low wall removed to form the new access & a portion of the high wall reduced to provide sightlines to the new access.

All the existing trees & mature bushes on the site will be retained.

The site has a gradient across its width dropping from its south side circa 500mm to its northern side and with a further circa 500mm drop in level to the north east corner of the site. It also drops in level towards the Marley Rise low wall frontage to the western boundary.

The site is in close proximity and easily accessible by pedestrian, bicycle or car to support facilities:

HX46 cafe & Eden pub 700m or 8 mins walk

Lidl 1400m or 14 mins walk

Dundrum 4.1km or 8 mins by car

Rathfarnham Village 4.8km or 11 mins by car

The site is accessible (1100m or 14 minutes walk/1.4km or 4 mins by car) to a number of frequent bus services, provided by both Dublin Bus & private transport services to the Dublin City Centre from Marlay Park Main Car Park.

The site is located off an existing network of smaller roads facilitating a variety of private houses of various sizes & styles of two storey & two storey dormer houses.

### 3. Proposed Development

#### 3.1 Planning Context

##### 3.1.1 National Guidance

The application is made in the context of & in accordance with, the National & Regional Legislative Guidance:

##### National Spatial Strategy 2002-2020

The National Spatial Strategy is designed to enable every place in the country to reach its potential, no matter what its size or location and aims to consolidate development and its associated growth within the existing metropolitan area by the development of under utilised lands which are close to public transport routes. The strategy sets out a number of tests to establish the appropriateness of particular lands for development, including the examination of resources available, the ability of the area to absorb the development, availability of transport and the ability of the development to reinforce the local community in terms of catering for the housing needs. Based on these tests, the application site we consider satisfies the NSS 2002-2020 requirements and aspirations.

##### Regional Planning Guidelines for the GDA 2004

As the application site could be considered to be an underutilised site, we consider that its development satisfies the requirements of the Regional Planning Guidelines for the GDA 2004, in the context of promoting consolidation of the existing urban areas by way of the development of existing brownfield and other such serviced sites, close to good public transport.

##### Residential Density Guidelines 1999

The application site we consider satisfies the Residential Density Guidelines 1999, specifically the promotion of increased density in appropriate sites by making use of zoned and serviced lands and avoiding inefficient lower density development in order to prevent urban sprawl. In particular the guidelines call for development close to existing or proposed public transport corridors, such as those close to the application site.

##### Sustainable Development: A Strategy for Ireland 1997

These guidelines aim to promote good sustainable development. The proposed development we consider complies with this promoting higher density development on existing serviced lands, which are currently under utilised and which are located near to quality public transport and road infrastructure.

#### 3.1.2 Local Development Plan

The site is located just within the county boundary (the eastern boundary is on the county boundary & the limit of the SDCC development plan) and is guided by the SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016 - 2022

In considering the proposal we have addressed the general provisions of the plan, in particular reference to the following relevant sections:

## 2 Housing

### 2.4.0 Residential Consolidation, Infill, Backland, Subdivision & Corner Sites

*In established residential areas sustainable intensification can be achieved through infill development, the subdivision of larger houses, backland development and the development of large corner sites. Sensitive intensification will be important to revitalise areas that have stagnant or falling populations, to secure the ongoing viability of facilities, services and amenities and to meet the future housing needs of the County. The sensitive intensification of housing development in established areas is supported by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), which recognises that the provision of additional dwellings in the suburban areas of towns and cities can revitalise such areas. Standards in relation to residential consolidation are set out under Section 11.3.2 of this Plan and have been framed by the policies and objectives set out below.*

#### HOUSING (H) Policy 17 Residential Consolidation

*It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.*

Response:

The proposal is intended to be an intensification of a corner site previously approved for development. As per the previous planning approvals, it is considered to be in a location suitable for sustainable intensification where the existing social & physical infrastructure & services are available

### 3.1.3 Planning

In addition to the previously approved planning reference for the site SD05A/0880 there are some nearby precedents for development of corner garden sites for new two storey dwellings such as SD03A/0372 at 1 Hermitage Close & SD06A/0041 at 12 Arantleigh Park.

## 3.2 Development Standards

### 11 Implementation

*Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'*

*Permitted in Principle*

*Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation*

Response:

The development of a residential dwelling (also housing for older people, retirement home also) is permitted in principal.

### 11.2.7 BUILDING HEIGHT

*The appropriate maximum or minimum height of any building will be determined by: The prevailing building height in the surrounding area*

Response:

The proposal is for a two storey house with a single storey rear portion in a predominantly area of two storey dwellings with single storey rear elements & or extensions.

A distance of 22m has been provided between the proposed window at upper first floor level and the rear facing first floor windows of No47 Marley Avenue.

### 11.3.1 RESIDENTIAL

*(iv) Dwelling Standards*

*The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the 'Quality Housing for Sustainable Communities Guidelines, DEHLG (2007)' with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation.*

Response:

The new house complies with DEHLG above Table 5.1 as follows:

3 Bedroom 2 Storey 4Person  
Target Gross Floor Area 83m<sup>2</sup> (100.9m<sup>2</sup> provided)  
Minimum Main Living Room 13m<sup>2</sup> (19.7m<sup>2</sup> provided)  
Aggregate Living Area 30m<sup>2</sup> (42.9m<sup>2</sup> provided)  
Aggregate Bedroom Area 28m<sup>2</sup> (31.6m<sup>2</sup> provided)  
Storage 4m<sup>2</sup> (4m<sup>2</sup> provided)  
Main Bedroom Minimum 13m<sup>2</sup> (14.0m<sup>2</sup> provided)  
Single Bedroom 7.1m<sup>2</sup> (7.8m<sup>2</sup> provided)

*All houses must be required to accord with or exceed the minimum floor area standards set out in Table 11.20. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces. Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in Table 11.20. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.*

Response:

Table 11.20: Minimum Space Standards for Houses

Type of unit One bedroom Houses 50m<sup>2</sup> minimum Private Open Space 48m<sup>2</sup> minimum

The new house complies with the Table 11.20 as follows:

Three Bedroom Houses 92sqm Private Open Space 60sqm (House 100.9m<sup>2</sup> and Private Open Space 72m<sup>2</sup> provided)  
The space is provided in the typical rear garden format & dimensions of the adjoining houses and is not overlooked

The existing 4 bedroom house at 1 Marley Rise retains rear garden space of 92m<sup>2</sup> (to exceed the Private open space requirement for Type of unit Four bedroom Houses Private Open Space 70m<sup>2</sup>) in addition to side access passage to provide rear garden access and its existing pedestrian, vehicle access & car parking within its curtilage.

### 11.3.2 RESIDENTIAL CONSOLIDATION

*(ii) Corner/Side Garden Sites*

*Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:*

*The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings*

Response:

The proposed site is of sufficient size for an additional dwelling on the basis of the development standards based on an appropriate storey height, and is set back from the existing dwelling No 1 Marley Rise with sufficient space to provide rear access to both the existing & proposed dwellings via a side passages.

*The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings*

Response:

The proposed dwelling is designed to follow the building line of the existing two storey line of Marley Rise, hipped at its end to a link or transition between between Marley Rise & Avenue housing, and to be viewed on the corner & from Grange Manor Cross

*The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings*

Response:

The site boundary is proposed to be retained in its entirety, except the new access and portion of wall lowered for sightlines, to maintain the existing boundary environment (& to facilitate contained development works during completion).

The architectural language of the new house is simple but uses quality finish contemporary design & external finishes in keeping with the existing range of concrete/brick roof tiles, brick and render finishes of the existing housing in Marley Rise, Avenue and adjacent Grange Manor Close to be compatible with the various architectural styles of these

*Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

Response:

The development has been designed to step back from the main Marley Rise building line of house frontages and also to respect the end gable building line of Marley Avenue, forming a corner link to the two separate building lines on the corner

And provides an elevation with windows etc to avoid a blank side/end elevation and to facilitate passive surveillance along the corner & site boundary

### 3.3 Access

#### 11.4.0 TRANSPORT AND MOBILITY

##### 11.4.2 CAR PARKING STANDARDS

*Zone 2 (Residential): More restrictive rates for application within town and village centres, within 800 metres of a Train or Luas station and within 400 metres of a high quality public transport service 5 (includes a train station, Luas station or bus stop with a high quality service)'*



Tables 11.23 and 11.24 set out the Maximum Parking rates for non-residential and residential development. Parking rates are divided into two main categories:

Table 11.24: Maximum Parking Rates (Residential Development)  
House 3 bed - 1.5 spaces

*The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to: The proximity of the site to public transport and the quality of the transport service it provides. (This should be clearly outlined in a Design Statement submitted with a planning application), The proximity of the development to services that fulfil occasional and day to day needs, The existence of a robust and achievable Workforce Management or Mobility Management Plan for the development, The ability of people to fulfil multiple needs in a single journey The levels of car dependency generated by particular uses within the development, The ability of residents to live in close proximity to the workplace, Peak hours of demand and the ability to share spaces between different uses, Uses for which parking rates can be accumulated, and The ability of the surrounding road network to cater for an increase in traffic.*

Response:

As per the Table 11.24: Maximum Parking Rates (Residential Development)  
House 3+ Bed Zone 2 1.5 spaces

The proposal provides for 1 or 2 No car parking space within the curtilage of the site. The access is as per the previously approved applications referred to previously.

The application includes an AutoTurn transport software system generated diagram indicating the feasibility of reverse entry into the new access from the public roadway, in accordance with the roads department guidance on access by reverse entry and forward exiting of vehicles to ensure public safety of pedestrians etc.

The proposed vehicle accesses to the new house & to the relocated access to the existing 1 Marley Rise is located so as to provide sight lines of 23m in both directions above the low boundary walls, as guided by the roads department.

### 3.4 Services

#### Drainage

Foul drainage is to be connected to the existing foul drain which runs across the western end of the site, immediately available to the development, for details of proposed routing & connection please see Tanner Structural Designs Limited engineers Drainage Design included.

Surface/Storm water is proposed to be dealt with using SuDS systems within the curtilage of the site, for details of proposed routing & connection please see Tanner Structural Designs Limited engineers Drainage Design based on site soil testing.

Water supply is available immediately adjacent to the western end of the site for details of proposed routing & connection please see Tanner Structural Designs Limited engineers Drainage Design included.

### 11.7.0 Energy

#### 11.7.2 ENERGY PERFORMANCE IN NEW BUILDINGS

*The construction of new residential and non-residential buildings should comply with the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding guidance documents.*

*Development proposals for new residential and non-residential buildings should have regard to the DECLG 'Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond', which promotes the increase of near Zero Energy Buildings (nZEB)*

Response:

The proposed construction method is intended to use materials efficient KORE patent slab foundation that requires minimum site excavation and soil removal and a SIP system structural insulated panel superstructure that can be erected quickly with minimum site duration and disruption.

The resulting building is to be of NZEB/A1 or Passive energy rating to comply with the proposed Part L requirements of the building regulations.

The retention of the existing boundaries and general site contours are intended to minimise site works disruption & ensure efficient use of existing resources.

#### 11.6.0 INFRASTRUCTURE AND ENVIRONMENTAL QUALITY

##### *(iii) Sustainable Urban Drainage System (SUDS)*

*In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs.*

Response:

Surface/Storm water is proposed to be dealt with using SuDS systems within the curtilage of the site, for details of proposed routing & connection please see Tanner Structural Designs Limited engineers Drainage Design based on site soil testing.

#### 4. Summary

The design of the proposal can be summarised as follows:

The house massing is to respond to the two storey Marley Rise & Marley Avenue building lines & storey height, and to address the corner site, & to generate passive surveillance to the link road between Marley Rise & Marley Avenue.

The house & site layout design follows the established pattern of front garden, main house, rear private open space with side passage.

The existing trees have all been retained & boundaries largely retained except for lowering of part of the high side wall & new access as required

The external treatment is of simple contemporary style using materials & finishes appropriate to the surrounding mix of typologies & finishes.

The design achieves quality accommodation, and useable private open space.

Development standards have been complied with in respect of minimum sizes & open spaces, appropriate development of garden or corner sites and the development responds to national & local policies.

Vehicle access has provided in accordance with the local authority roads department, using 'reverse in/drive out ' to maximise the safety for passing pedestrian & vehicle traffic.

END

