

Comhairle Chontae Atha Cliath Theas

PR/0472/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0070 **Application Date:** 16-Feb-2022
Submission Type: New Application **Registration Date:** 16-Feb-2022

Correspondence Name and Address: Colm McLoughlin 21 Dodsboro Road, Lucan, Co. Dublin.

Proposed Development: Front bay extension comprising porch and disability bedroom and bathroom. Two storey extension to rear for bedroom and kitchen.

Location: 31, Arthur Griffith Park, Lucan, Dublin

Applicant Name: Amy McDonald

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0163 hectares.

Site Description:

The application site contains a two storey, mid-terraced house, located on Arthur Griffith Park 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, hipped roof front extension (7.5sq.m)
- Two-storey, pitched roof rear extension (46.26sq.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 – 22/03/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

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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 construction of a single storey front extension and two-storey rear extension.

Front Extension

A single-storey front extension with a hipped roof would protrude c.1.5m from the front building line of the main dwelling. The extension would span the full width of the house and would facilitate an extended hallway and the extension and conversion of the front living room to a downstairs bedroom with en-suite bathroom for disabled access. A front driveway length of 5.3m would be retained.

The House Extension Design Guide states front extensions should not protrude more than 1.5m from the front building line and should reflect the style of the main house in terms of fenestration, materials and roof shape and slope. In this regard the extension is considered acceptable. The Guide also states a driveway length of 6m should be retained. It is noted that other dwellings in the terrace have constructed front extensions of a similar depth, with a precedent for shorter driveway lengths established. On this basis, the extension is considered acceptable.

Rear Extension

The rear extension would replace an existing smaller rear extension, projecting by approximately an additional 2.5m along the west site boundary. A gap of 1.5m would be retained to the east site boundary and would be covered at first floor level by a glass roof. The extension would provide additional living areas at ground floor level and a master bedroom at first floor level. The extension would have a pitched roof approximately 7.5m in height, meeting the ridge height of the existing dwelling.

The location of the two-storey rear extension is not accurately shown on elevations and floor plans. Elevations show the extension being constructed up to the eastern site boundary however, plans show it constructed up to the western site boundary. The applicant should be requested to submit clear and consistent plans as **additional information**.

In relation to two-storey extensions, the House Extension Design Guide recommends that for every 3m of height, 1m separation distance is provided to the site boundary, to reduce the overbearing impact of taller extensions on neighbouring dwellings. This is particularly important in the case of terraced houses to avoid creating a tunnel effect if all houses were to undertake similar works. Furthermore, the Guide states significant loss of daylight to the window of the closest habitable room in a neighbouring property should be prevented. Given the orientation of the dwelling, there would be significant concern regarding overbearing and loss of daylight to the dwelling to the west.

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On this basis, construction to the site boundary would not be considered acceptable and should be amended by **additional information**. Having regard to the width of the site and the fact that the house is mid terraced it is considered that an extension at first floor level would not be acceptable and a revision should be made to ensure only ground floor extension.

It is a requirement of the development plan that a minimum separation distance of 22m is achieved between directly opposing above ground floor windows to ensure privacy. The House Extension Design Guide states that obscure glazing should not be used for windows serving habitable rooms. At first floor windows are shown serving the master bedroom on the rear and side elevation. Elevations state that windows on the side elevation would be obscure glazing. This is not considered acceptable. The distance between the existing dwelling and neighbours to the rear is currently 20m. in this regard, the separation distance between windows on the first-floor rear elevation and neighbouring dwellings to the rear would not be sufficient and would not be acceptable. in this regard it is considered that a first-floor extension at this location, as currently designed, could not comply with the Development Plan or House Extension Design Guide and should be refused. The applicant should be requested to submit revised plans removing the first-floor element of the design. This should be done by **additional information**.

The House Extension Design Guide states applicants should '*make sure enough rear garden is retained*'. Drawings state a garden of 23.68sq.m would be retained. This is below the 25sq.m minimum allowed under exempt development rights and significantly below the Development Plan standard of 60sq.m for a 3-bedroom house. In this regard the rear extension is considered unacceptable and should be reduced. The applicant should consider whether an extension spanning the width of the house is more appropriate. A revised design should be requested as **additional information**.

Services, Drainage and the Environment

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

- 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 shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.*

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

2.1 The applicant is required to clarify the location of existing foul drainage manholes on the site. In this regard, 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 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. The location of existing manholes on a shared drain must not be altered or adversely effected. 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 above by way of **additional information** to ensure adequate provision of SuDS measures and clarity on the arrangement of foul water services for the development.

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

It is considered that the current scheme does not comply with the policies and objectives of the Development Plan 2016 – 2022 or the House Extension Design Guide. To address concerns regarding the overbearing impact of the design, **additional information** should be sought in relation to the following:

- Accurate elevations correctly showing the location of the rear extension
- Amended plans removing the first floor rear extension

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- Revised proposals for the rear extension ensuring sufficient rear garden is retained, no less than 25sq.m
- Existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer
- Proposals for SuDS measures
- 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. The plans and elevations that have been submitted are not consistent in showing the location of the rear extension. The applicant is requested to submit revised plans, clearly showing the location of the rear extension and also taking into account any alterations that may be required as a result of this further information request.
2. The current design does not comply with the South Dublin County Development Plan 2016 - 2022 or the House Extension Design Guide in relation to privacy, separation distances, overbearing impact and loss of daylight.
Having regard to the width of the site and the fact that the house is mid-terraced it is considered that an extension at first floor level would not be acceptable and a revision should be made to provide a ground floor extension. The applicant is requested to submit revised drawings accordingly.
3. Drawings show a rear garden of 23.68sq.m would be retained as a result of the works. This is less than the minimum rear garden space allowable under exempted development rights and significantly below the Development Plan standards. The applicant is requested to revise the rear extension to ensure no less than 25sq.m rear garden is retained. The applicant is advised that a ground floor rear extension spanning the width of the dwelling would be preferable to the deep design currently proposed in order to limit the impact 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.

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5. The applicant is requested to submit revised plans including Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
6. The applicant is requested to clarify the location of existing foul drainage manholes on the site. In this regard, the applicant is requested 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. The location of existing manholes on a shared drain must not be altered or adversely effected. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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REG. REF. SD22B/0070

LOCATION: 31, Arthur Griffith Park, Lucan, Dublin

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:

12/4/22

E Burke

Eoin Burke, Senior Planner