

Comhairle Chontae Atha Cliath Theas

PR/0469/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0063 **Application Date:** 14-Feb-2022
Submission Type: New Application **Registration Date:** 14-Feb-2022

Correspondence Name and Address: Robert Fitzpatrick 3, Westbourne Close, Clondalkin, Dublin 22

Proposed Development: (1) Retain an unapproved shed in the rear garden; (2) retain unapproved timber panels fixed to existing boundary wall in rear garden.

Location: 7, Fforster Close, Ballydowd Manor, Lucan, Dublin, K78H526

Applicant Name: Patrick Dunne

Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0388 Hectares.

Site Description:

The subject triangular site is located within an established residential area known as Fforster Close which is a cul-de-sac of semi-detached dwellings arranged in a U-shaped formation. The site is viewed on entering the cul de sac and contains a semi-detached two storey 3 No. bedroom dwelling. The surrounding streetscape is characterised by semi-detached dwellings of a similar architectural style and form.

Proposal:

The proposed development comprises of the following:

- Retention of an unapproved shed in the rear garden;
- Retention unapproved timber panels fixed to existing boundary wall in rear garden.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage –	Further Information requested.
Irish Water-	No objections
Roads	No objections

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SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

Observations were received from neighbouring properties including No.8 Fforster Close north of the subject site. The main issues raised are summarised below:

- Concerns with regard to the height and width of the structure.
- Impact on the sunlight to the rear garden of neighbouring property.
- The constructed shed is not visually consistent with the area.
- Impact on neighbouring mental health and negative impact on the property price re-sale value of No.8 Fforster.
- The rear fence does not comply to Planning Regulations of 2m in height and is not built within building line.
- The height of the shed does not comply to Planning Regulations.
- The shed is not in keeping with the house.

The issues raised in the third-party submissions have been considered in assessing this planning application.

Relevant Planning History

None for subject site.

Adjacent sites

None relevant to subject proposal.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

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).”

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Section 11.2.7 Building Height

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

Section 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

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

Section 4: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.

- It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.

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).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising of the retention of the domestic shed and retention of timber panels on a boundary wall are consistent in principle with zoning objective 'RES' – 'To protect and/or

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improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

The shed for retention is stepped and set back from the rear building line 4.8m and provides for an overall internal space of 33.3sq.m at 3.1m in height. The shed as noted by the submitted drawings shall not be connected to water or foul drainage as the outbuilding is considered to be ancillary use and be incidental to the existing house. The scale and size of the shed is considered large by the Planning Authority and it is considered that the submitted drawings for the rear shed lack details on the impact to No. 8 Fforster Close to the north of the site and with No. 32 and No. 33 Fforster Close to the west of the site. Also noted within the development proposal is the retention of the timber panels fixed to existing boundary rear wall. Again, the planning authority notes the lack of detail with just one photograph submitted with a height outline of 1.8m. In particular, it would appear that the site slopes significantly towards the rear boundary and therefore the subject shed would appear significantly taller than 3.16 meters from the neighbouring properties.

In the absence of accurate and sufficient information such as 'contiguous elevations' and 'sections' that accurately detail the existing ground level of the adjoining properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development will not adversely impact on residential amenity and/or the visual amenity of the area and a full suite of contiguous and sectional drawings shall be requested by **Additional Information** with views from south to north and west to east to clarify if the development proposed for retention would be consistent to the Residential zoning objective, the policies of the current South Dublin County Council Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

Roads Department

The Roads Department has no objections for retention of the proposed shed and timber panels and submitted the following report:

The proposed development does not affect any roads related items.

Services & Drainage

Surface Water has submitted a report requesting Additional Information regarding surface water discharge on the submitted drawings for this retention application:

- 1.1** The applicant has proposed to discharge surface water run-off from the proposed development to the foul water drainage network. This is not acceptable as surface and foul

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water drainage must discharge to separate systems. The applicant is required to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems.

The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

The applicant is required to submit a revised drainage layout drawing showing plan and cross-sectional views, dimensions, and location of a 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.
- (v) Soakaways must include an overflow connection to the surface water drainage network.

1.2 Include water butts as part of SuDS (Sustainable Drainage Systems) measures for the proposed development.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood risk, Water Services has no objection.

Having regards to the discharge surface water run-off from the proposed development to the foul water drainage network the applicant is requested by **Additional Information** to submit the above required information for approval by the surface water drainage department.

Regarding Irish Water, all development shall be carried out in compliance with Irish Water Standards codes and practices **conditions** will apply.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Retention of Shed: 33.3sq.m

Assessable area: NIL

SEA Monitoring

Building Use Type Proposed: Residential extension.

Floor Area: 33.3sq.m (Retention of Shed).

Land Type: Brownfield/Urban Consolidation

Site Area: 0.0388 Hectares.

Conclusion

Having regard to the insufficient information such as 'contiguous elevations' and 'sections' of the site within its entire context including the existing and surrounding dwellings and including any other structures on the subject site. The planning authority require further drawings for clarity having regard to surrounding neighbouring amenity.

Recommendation

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

1. The Planning Authority considers that the applicant has not demonstrated that the proposed development does not adversely impact on the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (looking south to north and west to east), which indicate the existing ground level of the subject site and the adjoining properties. The revised plans shall also outline the entire context of the site including the existing and surrounding dwellings and include any other structures on the subject site.
2. The discharge of surface water run-off from the from the subject development to the foul water drainage network is not acceptable. Surface and foul water drainage must discharge to separate systems. In this regard, the applicant is requested to:
 - (i) investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems.
 - (ii) submit a report showing site specific soil percolation test results and design

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calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(iii) submit a revised drainage layout drawing showing plan and cross-sectional views, dimensions, and location of a 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.

(v) Soakaways must include an overflow connection to the surface water drainage network.

The applicant is requested to incorporate SuDS into the surface water management of the site.

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REG. REF. SD22B/0063

LOCATION: 7, Fforster Close, Ballydowd Manor, Lucan, Dublin, K78H526

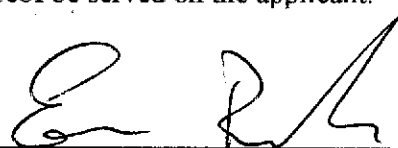
Colm Harte

**Colm Harte,
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