

Comhairle Chontae Atha Cliath Theas

PR/0471/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0067 **Application Date:** 15-Feb-2022
Submission Type: New Application **Registration Date:** 15-Feb-2022

Correspondence Name and Address: CK Architecture Ashleigh House, John F. Kennedy Road, Dublin 12

Proposed Development: (1) A pitch roof domestic garage to side and front; (2) a canopy above the entry door to front; (3) a single storey ground floor extension to side consisting of the enlargement of an existing utility room

Location: 8, The Old Forge, Lucan, Co. Dublin.

Applicant Name: Dillon Lacey-Byrne

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: Stated as 0.021 Hectares.

Site Description

The proposed development is located in The Old Forge, an established residential estate in Lucan. The property is a two-storey semi-detached dwelling on a corner site with a hip pitched roof. The area is primarily residential in nature with a uniform building line.

Proposal

Permission is being sought for

- A pitch roof domestic garage to side and front;
- A canopy above the entry door to front;
- A single storey ground floor extension to side consisting of the enlargement of an existing utility room.

Zoning

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

Consultations

Water Services – Further information required.
Irish Water – Further information required.
Roads – No objection subject to condition.

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SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

Subject Property

None

Adjacent Properties

SD20B/0256 - 91, The Old Forge, Lucan, Co. Dublin **Grant Permission** for construction of a 60.5sq.m single storey extension to the front, side and rear of existing dwelling and construction of rear and side dormers to existing roof to accommodate attic storage area.

SD17B/0395 - 24, The Old Forge, Hayden's Lane, Lucan, Co. Dublin, **Grant Permission** for front, side and rear single storey extension to an existing two storey, semi-detached dwelling, incorporating a garage and front porch, associated alterations to all elevations, foul water to existing mains sewer, surface water to existing mains sewer and all associated site works.

SD15B/0133 - 81, The Old Forge, Hayden's Lane, Lucan, Co. Dublin **Grant Permission** for Single storey side extension returning at the rear of the property with a single storey sun room extension with various alterations internally on ground floor.

Recent Relevant Enforcement History

No recent relevant enforcement history 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.

Policy H18 Objective 2:

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 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

Front extensions:

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.

Side extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Relevant Government Guidelines:

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,

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- Service water and drainage
- Roads
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a domestic garage, canopy above the entry door and a single storey ground floor extension to side is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the South Dublin House Extension Design Guide.

Residential & Visual Amenity

Front Canopy

The proposed canopy above the entry door is hipped roofed and integrates with the front window cohesively in style and form. The proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Pitch roof domestic garage to side and front

The proposed 15.8sq.m single storey extension to the side of the existing dwelling is considered to cause no overbearing impact or overshadowing to the neighbouring properties. The façade materials and roof tiles match the existing dwelling.

The proposal projects 4.1m to the side (northwest) gable side of the existing dwelling and has a ridge height of 3.96m. The architectural style of the side roof proposal does not reflect the hipped roof shape and slope of the main dwelling. The symmetry of the roof style is considered unbalanced and would not match the uniformed character of adjacent properties.

In the interest of consistency and the visual amenity of the surrounding area, the applicant is requested to submit a redesign proposal by way of **Additional Information** that is consistent with section 4 side extension of the 'House Extension Design Guide 2010' that states '*Match the roof shape and slope of the existing house*'.

The development is a corner site, and it is intended that there will be no windows on the gable wall elevation of the garage to the northwest that fronts on to a public footpath. Blank facades are considered contrary to the provisions of the House Extension Design Guide in relation to corner side extensions. However, given the minor nature of the proposal and having regard to the construction of the domestic garage structure it would not be possible to set the proposed extension back from the boundary wall (to provide for a privacy strip). It is however considered feasible to incorporate a window in the north-eastern elevation of the proposed garage to provide passive surveillance of the public realm. This can be imposed by way of condition, should the application be approved. The proposed design, in this instance, is acceptable.

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Side Extension existing utility room.

The proposed single storey extension to the side (northwest) to the rear of the proposed garage would provide a utility room off the existing kitchen and have a flat roof with a ridge height of 2.76m including the parapet. Part of the application is to raise the existing boundary wall the northwest that fronts onto the public footpath from approximately 2.1m to 2.76m.

However, the Planning Authority considers that a fully integrated extension is appropriate at this location. The development would potentially have four different roof types on this prominent corner site. In the interest of the visual and residential amenity of the area, a full redesign of the roof profiles proposed is recommended in order to achieve a consistent design approach. In the interest of consistency and the visual amenity of the surrounding area, the applicant is requested to submit a redesign of the entire corner side roof proposal that includes the garage and utility proposal to an integrated hip with an angle matching the existing dwelling by way of **Additional Information**.

Subject to the above redesign, it is considered that the proposed single storey extension and modifications to the dwelling are considered acceptable in terms of impacts on the visual and residential amenity of the area and the development complies with the design guidelines for extensions as set out in the in the 'House Extension Design Guide' in the current South Dublin County Council Development Plan 2016-2022.

Water Services

The surface water drainage report requires Further information on the following:

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

Flood Risk Report

No objection.

Irish Water report requests Further information on the following:

The proposed development is approximately 1m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage

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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.

Foul Water Report

Further information required:

The proposed development is approximately 2m from a 225mm Public Wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer 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 applicant has not submitted foul water drainage plans for 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.

Conclusion

The applicant shall submit further information as a result of the reports from Water Services and Irish Water.

Roads

No Roads objections subject to the following conditions:

Any future boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

The vehicular access points shall be limited to a width of 3.5 meters.

Any gates shall open inwards and not out over the public domain.

All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

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Conclusion

The report from Road is noted and it is considered that the points raised can be dealt with by way of condition.

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.

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

Development Contributions Assessment Overall Quantum

Garage:	15.8sq.m
Side Extension:	6.9sq.m
Previous Extension:	11.85sq.m
Assessable Area:	5.45sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	20sq.m (as stated)
Land Type: Urban Consolidation.	
Site Area:	0.021 Hectares

Conclusion

Having regard to the design issues of the proposed development and the reports from Water Services and Irish Water, further information is required.

Recommendation

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

1. The symmetry of the proposed side roof in style and slope is considered unbalanced and disproportioned. The proposal does not comply with the guidance set out for 'Side Extensions' in Section 4 of the 'House Extension Design Guide 2010' 'Match the shape and slope of the roof of the existing house'.

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The applicant is requested to submit revised plans and elevations indicating the following amendments:-

(i) a redesign of the entire corner side roof proposal that includes the garage and utility proposal to an integrated hip with an angle matching the existing dwelling.
Any amendments should be indicated on any resubmitted drawings.

2. The applicant has not submitted surface water drainage plans for the proposed development.

(i) 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.

3. The proposed development is approximately 1m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size.

(i) 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 proposed development is approximately 2m from a 225mm Public Wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size.

(ii) 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 applicant has not submitted foul water drainage plans for the proposed development.

(iii) 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 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.

4. Revised plans section and elevation drawing shall be submitted, which detail the provision of a window in the north-eastern elevation of the proposed garage to provide passive surveillance of the public realm.

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REG. REF. SD22B/0067

LOCATION: 8, The Old Forge, Lucan, Co. Dublin.

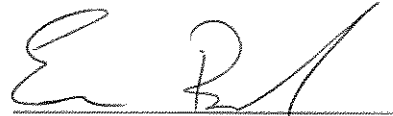
Colm Harte

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