

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0087 **Application Date:** 24-Feb-2022
Submission Type: New Application **Registration Date:** 24-Feb-2022

Correspondence Name and Address: Shane Brennan Hayfield House, Knocklyon Road, Dublin 16

Proposed Development: Ground floor extension to the rear, a two storey extension to the side with hipped roof; high level windows on the side ground floor; an attic conversion for storage purposes with the provision of a dormer roof to the rear of the main roof; roof lights to the front and side of the main roof; reconfiguring the ground floor layout; and all ancillary works necessary to facilitate the development.

Location: 37, Butterfield Avenue, Rathfarnham, Dublin 14

Applicant Name: Eoin & Aisling McKenna

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.371 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Butterfield Avenue, on a road with a mixture of dwelling styles and sizes. The surrounding area is residential in nature

Site visited:

5 April 2022

Proposal:

Retention permission is sought for the following:

- Ground floor rear extension (36 sq.m)
- Garage conversion to playroom (11 sq.m)
- Two-storey hipped roof side extension (2 sq.m ground floor, 19 sq.m first floor 12 sq.m attic)
- Rear dormer to facilitate attic conversion to storage
- Roof lights on front and side roof slope
- Internal layout alterations

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

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 – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 30/03/2022

No submissions or objections received.

Relevant Planning History

SD20B/0052: Single storey extension to the side and rear; internal renovations; an attic conversion for storage purposes with a dormer roof to the side and rear; roof lights and all ancillary works necessary to facilitate the development. **Permission granted.**

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).*

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

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

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 a single storey flat roof rear extension, two-storey side extension including conversion of existing garage and external utility room, rear dormer to facilitate attic storage and associated external alterations and site works. No other changes are noted from drawings.

Side Extension

A two-storey side extension would be located along the eastern elevation of the property. At ground floor level, an existing garage would be extended and converted into the main dwelling, providing a playroom with a hipped roof bay window and adjoining w/c accessed via a utility room. The first-floor extension would provide an additional bedroom and en-suite. The extension would have a hipped roof, providing additional attic storage.

Fenestration and materials on the front elevation would match the existing dwelling. Two roof lights would be placed on the front roof slope. These works are considered acceptable.

An existing site layout has not been provided and the existing contiguous elevations are not considered to be accurate as they do not show a side access gate, located to the east of the existing garage. These should be sought as **additional information**. The eastern site boundary of the site is slanted, sloping away from the main dwelling. At the front, drawings state the side extension would be located only 0.3m from the site boundary. The House Extension Design Guide states that side extensions should respect the amount of space between it and neighbouring properties and leave a gap of at least 1m between the extension and side party boundary. In this regard the extension is not compliant with the Guide. It is considered appropriate to only extend up to the side of the existing garage and retain the existing side access gate, which is replicated on the other side of the party

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

boundary. Revised drawings should be submitted as **additional information**, clearly maintaining the side access and gate.

Floor plans do not include key measurements and are not all at a common scale. It is not considered that the schedule of areas provided is accurate. The applicant should be requested to submit **additional information** including existing and proposed floor plans at a scale of 1:200 or 1:100, incorporating any necessary changes and showing key dimensions (width and length) as well as floor area to allow for an accurate assessment of the plans. The applicant should confirm that floor areas stated are correct, with particular reference to the ground floor area for extension

Based on the above, the principle of the side extension is considered acceptable subject to the submission of satisfactory **additional information**.

Rear Extension

The rear extension would project approximately 4m from the rear building line of the main dwelling with a maximum height of approximately 3.3m. The extension would be approximately 10m in width, spanning from the west site boundary to within a maximum of 1.6m from the east site boundary. The extension would have a flat roof with three large roof lights, a high-level horizontal window on the east elevation and sliding doors and windows on the rear elevation. The extension would be rendered to match the existing dwelling. The extension would provide an open plan kitchen/dining area with family room.

The dwellings to the east and west have similarly sized rear extensions. Given this development and the orientation of the dwellings, it is not considered that there would be any negative impacts of overshadowing or loss of light experienced by neighbouring properties. It is considered that the design is compliant with the recommendations of the House Extension Design Guide. On this basis, the rear extension is considered acceptable.

Attic Conversion and Rear Dormer

A flat roof rear dormer would be located on the rear roof slope, set up from the eaves and down from the ridgeline of the existing room. The dormer would have a standing seam cladding, or similar. There are no dwellings directly to the rear of the house and therefore there are no concerns regarding overlooking as result of the new vantage point provided by the dormer window. Given the location of the dormer, it is not considered that there would be negative impacts on overshadowing or loss of light. On this basis the dormer is considered acceptable.

From drawings it appears that a maximum ceiling height of 2.4m would not be achieved and the area would therefore not be considered habitable. It should be noted by the applicant that to be used as habitable space all building regulations must be complied with.

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

Services, Drainage and the Environment

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

- 1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.1 The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of 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.*
 - i. Generally, not within 3m of the boundary of the adjoining property.*
 - ii. Not in such a position that the ground below foundations is likely to be adversely affected.*
 - iii. 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - iv. Soakaways must include an overflow connection to the surface water drainage network.*
- 1.2 Should a soakaway prove not to be feasible, then the applicant shall submit the following:*
 - a. Soil percolation test results demonstrating a soakaway is not feasible*
 - b. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.*

This **additional information** is considered appropriate to ensure adequate provision of SuDS measures.

Irish Water have reviewed the application and have stated no objection. Their report recommends **conditions** that all works comply with Irish Water standards codes and practices are complied with. These are considered appropriate in the event of a grant.

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,

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

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. **Additional information** should be sought in relation to the following:

- Amend the size of the side extension to ensure sufficient distance is maintained to the eastern site boundary
- Existing and proposed floor plans at a scale of 1:200 or 1:100 including key measurements
- Report showing site specific soil percolation test results and design calculations for the proposed soakaway
- Drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway or alternative options in the event a soakaway is not possible

Recommendation

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

1. The applicant is requested to amend the extent of the two-storey side extension, ensuring that a sufficient distance is maintained to the side boundary, in compliance with the House Extension Design Guide requirements of 1m, or similar to reflect the character of development in the area. It is noted that there is an existing side access gate to the site and it is considered that this marks the appropriate separation distance that should be maintained, for residential and visual amenity.
2. It is noted that not all floor plans have been provided at the same scale and drawings are missing key measurements, impacting the assessment of the scheme. Floor areas provided do not appear to be entirely accurate. The applicant is requested to submit revised drawings of the proposed scheme, at a scale of 1:100 or 1:200, including key dimensions and floor areas.

Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
4. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of 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.Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - a. Soil percolation test results demonstrating a soakaway is not feasible
 - b. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.


Comhairle Chontae Atha Cliath Theas

PR/0504/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0087


LOCATION: 37, Butterfield Avenue, Rathfarnham, Dublin 14



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: 20/4/22



Eoin Burke, Senior Planner