

Comhairle Chontae Atha Cliath Theas

PR/0514/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0076 Application Date: 17-Feb-2022
Submission Type: New Application Registration Date: 17-Feb-2022

Correspondence Name and Address: Daniel McKeogh Farbill House, Unit 6, Athlone Road, Kinnegad, Co. Westmeath

Proposed Development: Retention of: (1) conversion of attic space at first floor level for habitable use; (2) minor alterations to fenestration; (3) outdoor swimming pool and (4) all ancillary site services.

Location: Hillview, Athgoe Road, Newcastle, Co. Dublin

Applicant Name: Paul Begley

Application Type: Retention

(COS)

Description of Site and Surroundings

Site Area: stated as 0.6289 Hectares on the application.
Site Visit: 23rd of March 2022.

Site Description

The subject site is located on Athgoe Road to the south west of Newcastle village. The site consists of a two storey detached dwelling. The surrounding area is largely rural in nature with some existing residential dwellings including to the south west of the site.

Proposal

Permission is being sought for the **retention** of the following works:

- Conversion of attic space at first floor level for habitable use;
- minor alterations to fenestration;
- outdoor swimming pool and
- all ancillary site services.

Zoning

The subject site is subject to zoning objective 'RU': *'To protect and improve rural amenity and to provide for the development of agriculture'* under the South Dublin County Development Plan 2016-2022.

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Consultations

Water Services – no objection subject to conditions.

Irish Water – further information requested.

Roads Department – no objections.

Heritage Officer – no report received.

Transport Infrastructure Ireland – report received.

SEA Sensitivity Screening – the site overlaps with the following layers:

- Area of Archaeological Potential Newcastle.
- Record of Monument and Place Duchas No. 020-003 Newcastle Village.
- Site of Geological Interest SD010 Newcastle Buried Channel.

Submissions/Observations /Representations

No third party submissions received.

Transport Infrastructure Ireland has submitted a letter stating that they have no observations to make.

Relevant Planning History

Subject site

SD22B/0075

Permission for the following works: (1) Demolish existing garage; (2) erect new garage with solar PV panels on the south facing roof and (3) all ancillary site services. **Not yet decided concurrent application.**

SD07A/0674

Minor elevational and plan changes, including a revised roof and ridge profile, amended windows, single storey garden store incorporated into the rear of the house and amended rear wall profile, all to a previously permitted (Reg. Ref. SD06A/0466) part single storey, part 2 storey, 5 bedroom dwelling with integrated double garage and ancillary site works. **Permission granted.**

SD06A/0466

Demolish existing dwelling and construct new part single storey, part 2 storey, 5 bedroom dwelling with integrated double garage and ancillary siteworks. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

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Pre-Planning Consultation

None identified in APAS.

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 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).

Policy H27 Rural House and Extension Design

It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and*
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and*
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*
- Retains and reinstates traditional roadside and field boundaries; and*
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and*
- Would not create or exacerbate ribbon or haphazard forms of development.*

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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 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including attic conversions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

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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, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Access and Parking;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is located within zoning objective 'RU': *'To protect and improve rural amenity and to provide for the development of agriculture'*. Residential development is Open for Consideration under this zoning objective subject to being in accordance with Council policy for residential development in rural area. Rural extensions should satisfy the requirements of Policy H27 of the County Development Plan.

This includes to ensure that new rural extensions comply with the following criteria under H27 Objective 1:

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; **The development has not resulted in significant changes to the dwelling externally from what was previously permitted. The outdoor pool is located to the rear of the house and would not be highly visible from the surrounding area.**
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; **Further information should be requested in relation to the management of water for the pool.**

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- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; **The site is relatively flat (partly undulating). The development is for retention of changes to the existing dwelling and a pool.**
- Retains and reinstates traditional roadside and field boundaries; **No impact on roadside and field boundaries.**
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; **Site is relatively flat (undulating) and the dwelling is existing.**
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; **The existing dwelling is served by the public foul water system.**
- Would not create or exacerbate ribbon or haphazard forms of development. **Not applicable as development is for changes to an existing dwelling.**

Visual and Residential Amenity

The development to be retained includes the conversion of the attic space at first floor level for habitable use. The floor to ceiling height of this floor level is approx. 2.4 m. The attic conversion includes a gym, balcony, storage, playroom, attic space, guest bedroom and wc. The bedroom would meet the minimum floorspace requirements of the County Development Plan. The balcony is to the rear and is well setback from site boundaries.

Retention is also sought for changes to the fenestration of the existing dwelling. This includes windows on the rear (north west) elevation and doors on the front (south east) and side (south west) elevations. These doors are to store and boiler rooms. External doors to these rooms were previously permitted and have been moved from what was permitted. Given the dwelling's proximity from existing residential development and site boundaries the fenestration changes are considered to be acceptable.

The outdoor pool is also proposed for retention. This is located to the rear of the dwelling. This is well setback from site boundaries.

In summary, the development for retention is considered to have an acceptable impact in terms of residential and visual amenity.

Services and Drainage

Water Services have reviewed the proposed development and have no objection subject to standard conditions. Irish Water have reviewed the proposed development and request further information in relation to the pool to be retained:

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1 Water

1.1 The applicant is required to provide details on how water is supplied to the existing swimming pool. If it is supplied via a public water supply then the applicant shall provide details on water supply quantities required and frequencies of same. If this is supplied via the public system then the applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of existing connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

1.2 All development shall be carried out in compliance with Irish Water Standards codes and practices.

2 Foul

2.1 The applicant is required to provide details on the quantities of discharge water from the pool to the existing public wastewater drainage network and frequencies of same. The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of existing connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

2.2 All development shall be carried out in compliance with Irish Water Standards codes and practices.

The reports from Water Services and Irish Water are noted. **Additional information in relation to the pool should be requested.**

Access and Parking

The Roads Department have reviewed the proposed development and state that no roads infrastructure is affected by the application, and they have no objections.

Screening for 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 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.

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Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involved changes to an existing dwelling.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the RU zoning of the site,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy, would appropriately manage water supply and discharge from the pool and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. (a) The applicant is requested to provide details on how water is supplied to the existing swimming pool. If it is supplied via a public water supply then the applicant shall provide details on water supply quantities required and frequencies of same. If this is supplied via the public system then the applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of existing connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

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(b) The applicant is requested to provide details on the quantities of discharge water from the pool to the existing public wastewater drainage network and frequencies of same. The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of existing connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

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REG. REF. SD22B/0076

LOCATION: Hillview, Athgoe Road, Newcastle, 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: 13/4/22


Eoin Burke, Senior Planner