

# Comhairle Chontae Atha Cliath Theas

**PR/0519/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0091      **Application Date:** 01-Mar-2022

**Submission Type:** New Application      **Registration Date:** 01-Mar-2022

**Correspondence Name and Address:** Desmond J Halpin 15 Carriglea Drive, Firhouse, Dublin 24

**Proposed Development:** Single storey extension with tiled roof to the front & first floor extension with a tiled roof over existing rear extension to the existing two storey end of terraced dwelling with alterations to existing rear extension tiled roof; new high level window in existing gable wall structure; internal alterations & associate site.

**Location:** 192, Castle Park, Dublin 24

**Applicant Name:** Caroline Cummins

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 124.88 sqm (0.012488 hectares).

### **Site Description:**

The application site contains a two storey, end of terrace house, located on Castle Park. The surrounding area is residential in nature

### **Site visited:**

5 April 2022

### **Proposal:**

Permission is sought for the following:

- Single storey, hipped roof front extension (measured from drawings 7.35 sq.m)
- First floor rear extension over existing single storey rear extension (measured from drawings 10.36 sq.m)

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – **Additional information** recommended

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Irish Water – **Additional information** recommended

### **SEA Sensitivity Screening**

No overlap with layers indicated

### **Submissions/Observations /Representations**

Submission expiry date – 04/04/2022

1 submission / objection received including as follows:

- Incorrect foul and surface water details
- No details on proposed soakaway
- Extension out of character with the area and would overshadow neighbouring dwelling
- Lack of consent for groundworks outside of property boundary
- No increase in parking
- Dimensions not included on drawings

### **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).*

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### **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 construction of a single storey front extension and first floor rear extension over existing single storey rear extension. A window serving the new first floor bathroom would be located on the southern elevation. No other changes are noted from drawings.

### **Front extension**

The front extension would extend approximately 1.6m (measured from drawings) from the front building line of the main dwelling and would span the full width of the property. The extension would have a hipped roof and would provide for an extended hallway and front living room, providing an additional 7.35 sq.m at ground floor level. The property does not have a driveway. It should be noted that no dimensions have been included on floor plans, so all measurements are taken as measured based on the scale provided. A control measurement has not been provided to confirm accuracy.

The House Extension Design Guide recommends front extensions do not protrude more than 1.5m from the front building line of dwellings. In this regard the applicant should be requested to submit revised plans clearly showing that the extension is no greater in depth than 1.5m. This should be submitted as **additional information**.

### **Rear extension**

The rear extension would be constructed over an existing ground floor extension, protruding approximately 3.1m from the rear of the main dwelling (measured from drawings). The extension would have a pitched roof, with a gable on the rear elevation. Two windows would be placed on the rear elevation. As there are no opposing dwellings directly behind the existing property (there are dwellings at right angles to the rear of the application site), there would be no concern about harmful overlooking as a result of these windows and a separation distance well in excess of 22m would be achieved.

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The extension would be constructed up to the southern site boundary and within 1.4m of the northern site boundary. The House Extension Design Guide recommends 1m separation distance is achieved per 3m in height gained. By this measure, a separation distance of 2m, at a minimum, should be provided to the northern site boundary, on the basis the extension would have a maximum height of 6.5m. The applicant should be requested to amend the proposal, providing a minimum of 2m to the northern site boundary, and submit revised plans as **additional information**. Although there are dwellings to the rear of the site at right angles, there are no dwellings directly opposing to the south of the property and therefore a separation distance to this boundary is not considered necessary.

The neighbouring dwelling to the north has a ground floor extension and in this regard it is not considered that the two-storey extension (inset by 2m) would impact significantly on light to this existing extension. When applying the 45-degree rule, if a suitable separation distance was achieved, the impact on daylight to first floor windows is not considered to be significant.

The southern elevation of the dwelling fronts a cul-de-sac with limited passive surveillance. It is noted that a window serving the bathroom would be located on this elevation. For privacy and amenity, a condition should be included in the event of a grant requiring this window to be obscured glazing. The extension at this location provides an opportunity to improve passive surveillance and a window should also be included on the southern elevation of the two-storey extension, serving the proposed bedroom. Revised plans and elevations including a window on this elevation should be submitted as **additional information**.

### **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.*
- 1.2 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.*

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

1.3 *Should a soakaway prove not to be feasible, then the applicant shall submit the following:*

i. *Soil percolation test results demonstrating a soakaway is not feasible*

ii. *A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features*

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

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

2.1 *The proposed development is approximately 2m from a 6" uPVC public watermain located to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main 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.*

It is considered appropriate to request the above by way of **additional information** to ensure adequate provision of SuDS measures and ensure compliance with Irish Water Standard Details.

### **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.

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### **Conclusion**

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

- Drawings are required clearly showing that the front elevation would not protrude more than 1.5m from the front building line of the main dwelling
- The separation distance to the northern site boundary at first floor level is not considered acceptable. The applicant should submit revised proposals showing a separation distance of 2m, as a minimum, to the common site boundary to the north.
- Revised plans and elevations shall be submitted including a window on the southern elevation of the first floor rear extension
- Report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- Revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway
- In the event a soakaway is not feasible, the following will be required:
  - Soil percolation test results demonstrating a soakaway is not feasible
  - A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features
- Plan showing Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.
- The applicant should be invited to address the concerns raised in submissions to the Planning Authority

### **Recommendation**

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

1. The applicant is requested to submit revised plans and elevations, clearly showing that the front extension does not protrude more than 1.5m from the front building line. In submitting revised plans, the applicant is encouraged to include key dimensions, both internal and external, to assist the Planning Authority in completing a full and accurate assessment of the proposal.
2. The separation distance to the northern site boundary at first floor level is not considered acceptable. The applicant should submit revised proposals showing a separation distance of 2m, as a minimum, to the common site boundary to the north. In submitting revised plans, the applicant is encouraged to include key dimensions, both internal and external, to assist the Planning Authority in completing a full and accurate assessment of the proposal.
3. Revised plans and elevations shall be submitted including a window on the southern

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elevation of the first floor rear extension, serving the bedroom. This window shall be clear glazed and would assist in providing passive surveillance of the cul-de-sac to the south of the dwelling.

4. 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.
5. 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:
  - i. Soil percolation test results demonstrating a soakaway is not feasible
  - ii. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features
6. The proposed development is approximately 2m from a 6" uPVC public watermain located to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main 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.
7. The applicant is required to submit a plan showing Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

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**REG. REF. SD22B/0091**

**LOCATION: 192, Castle Park, Dublin 24**

  
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**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:**

22/4/22

  
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**Eoin Burke, Senior Planner**