

PLANNING REPORT

7 MOUNTDOWN PARK, D12

RETENTION WORKS TO A FAMILY DWELLING



AKM Design
Unit 6
Kingswood Business Centre
4075 Kingswood Road
Citywest Business Campus
Dublin 24
D24A068

Job Title: 7 Mountdown Park

Report Title: Planning Report

Job Number: 20103

Report Ref: 20103-001

Author: Jong Kim MIPI

Date: April 2022

Revision	Issue Date	Description	Prepared	Reviewed	Approved
B	09/04/22	JK	JK	JK	JK

Contents

1.0	Introduction	5
1.1	Site Location	5
1.2	Proposed Development	5
1.3	Planning History	5
1.4	Reasons for Retention Planning	6
1.5	SDCC Development Plan Planning Policy	6
1.6	National Planning Guidelines	7
2.0	Planning Assessment.....	9
2.1	Principle of Development & Zoning.....	9
2.2	Permitted Works under Sd16b/0230 & Proposed Works.....	9
2.2.1	Single storey rear extension	9
2.2.2	Dormer Attic Extension	9
2.2.3	Single Storey Front Extension.....	10
2.3	Overlooking & Overshadowing	10
2.4	Visual impact.....	11
2.5	Impact on Residential Amenity	11
3.0	Conclusions.....	12

1.0 Introduction

This planning report is prepared by AKM Design on behalf of the applicant, Billy Sheehan to support the planning application to SDCC.

The planning report should be read in conjunction with the architectural plans and drawings submitted in the planning application. We ask the planning authority to grant permission for the work to the dwelling subject to conditions.

1.1 Site Location

The family dwelling is located at 12 Mountdown Park, Dublin 12. The application is a typical suburban dwelling with a large private front garden and rear garden. The front garden faces northeast and the rear garden faces south west. The property is a semi-detached type dormer dwelling. There are a variety of dwelling types located in this mature residential area. The site is c.350m².

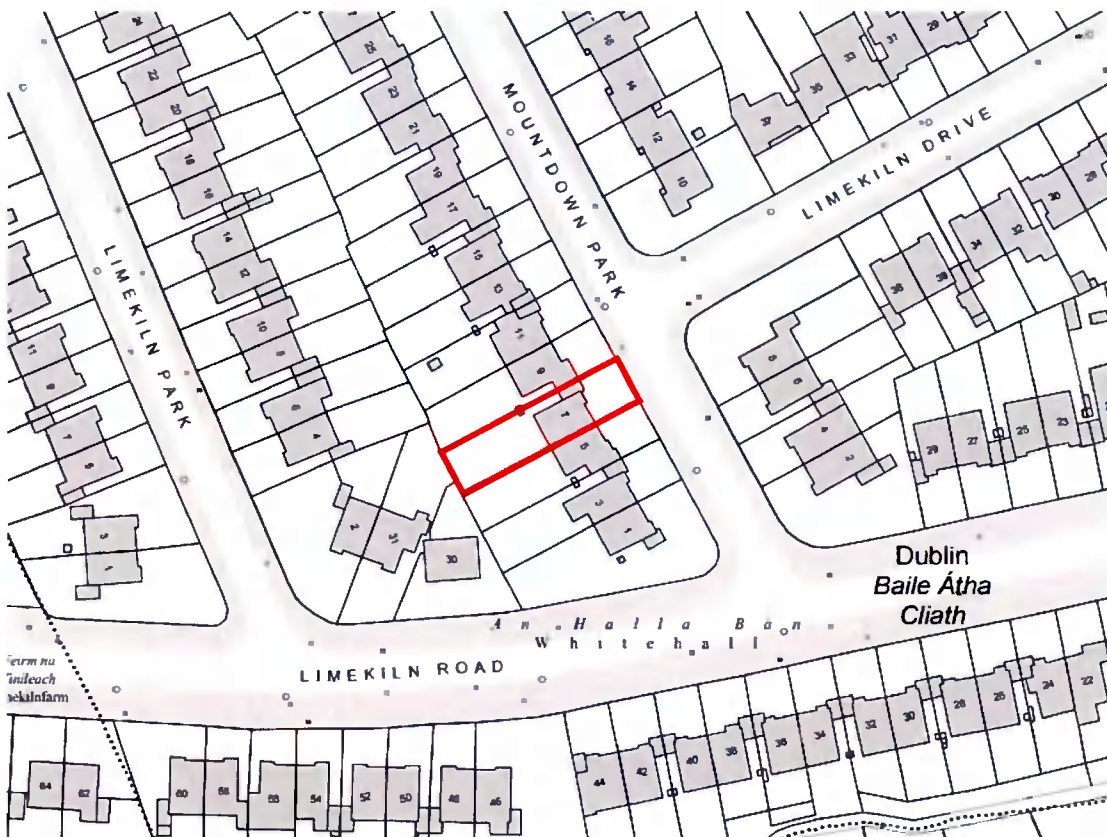


Figure 1 – OS map of the subject site

1.2 Proposed Development

The proposed development consists of a domestic retention permission. Permission was granted on the site under SD16B/0230. Retention permission is sought for alterations to the dwelling including single storey pitched roof extension to the rear of the dwelling and retention sought for dormer attic extension to the front roof and dormer attic extension to the rear roof, single storey front extension and internal changes to the layout and associated site works.

1.3 Planning History

There is planning history on the site and in the area.

Planning permission was granted on the site under SD16B/0230 for conversion of the existing garage which adjoins the house into a habitable room with a new bay window, a new utility and

WC of 15sq.m to the rear of the garage, extension of the first floor dormer roof space over the existing garage comprising of 17sq.m of an additional bedroom and bathroom at first floor level, a new dormer window to the front and extensions of the dormer roof space to the rear and associated site and landscape works. Final grant of permission was issued on the 17/10/2016. There was no appeal to ABP.

Planning Enforcement

The applicants have been served with a warning letter for the works complete. The reference is S8534.

1.4 Reasons for Retention Planning

The planning application SD16B/0230 was granted permission subject to conditions without modifications sought by the planning authority. The floor plans, site layout plans, sectional drawings, and elevations drawings (PL01-03-033) are the 'approved plans'.

The planning application SD16B/0230 contains a curious administrative defect by the planning authority. The approved floors plans do not match the approved elevations. The permitted first floor plans are greater in width than the front proposed elevations in the planning application. The first-floor plans show a first-floor extension that is the full width of the site whereas the elevations are shorter in width and do not match the floor plans.

The applicant carried out works to the family home on foot of 'approved plans' under Sd16b/0230. The applicant built the works in accordance with the approved first floor plans. The planning authority have served a warning letter to the applicants under S8534. The planning authority consider that the works carried out are not in accordance with the approved plans. We seek to remedy the planning enforcement situation by making a retention permission.

1.5 SDCC Development Plan Planning Policy

The following are relevant policies in the SDCC Development Plan:

Section 7.1.0 Water Supply & Wastewater
 Policy IE1 Water & Wastewater
 Section 7.2.0 Surface Water & Groundwater
 Policy IE2 Surface Water & Groundwater
 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

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular front, side, rear extensions and roof alterations (considered relevant in this case):

- Respect the appearance and character of the area;
- Provide comfortable internal space and useful outside space;
- Do not overlook, overshadow or have an overbearing impact on neighbouring properties;
- Conserve water and save energy where possible;
- Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.

For rear extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.

- Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained.
- Do not create a higher ridge level than the roof of the main house.
- The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.

For front extensions:

- Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,
- Reflect the roof shape and slope of the main house,
- Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,
- Keep front boundary walls or railings particularly if they are characteristic of the street or area,
- Try to maintain a minimum driveway length of 6m,
- Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,
- Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,
- Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,
- Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street

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;
- Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;
- Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);
- Relate dormer windows to the windows below in alignment, proportion and character; - In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.
- Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof. -Avoid extending the full width of the roof or right up to the gable ends
- two small dormers on the same elevation can often be a suitable alternative to one large dormer.
- Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.
- Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.

1.6 National Planning Guidelines

There has been a shift in national planning policy in the context of planning and urban development. Amongst the planning policy change are the following:

- Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.
- Regional, Spatial & Economic Strategy 2019 - 2031,
- Eastern & Midlands Regional Assembly, 2019.
- 'Section 5 – Dublin Metropolitan Area Strategic Plan', in Regional, Spatial and Economic Strategy 2019 – 2031.
- Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).
- The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by 'Planning Circular 02/2014 Flood Risk Management', Department of the Environment, Community and Local Government (2014).

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Underlying the above planning policy are Government objective to accommodate population increases within the existing footprint of towns and cities as far as possible. This can only be achieved by increasing densities and heights to make better use of serviced urban land.

Maximising the use of urban lands helps to ensure value for money in public infrastructure investment and is an essential element of encouraging a modal shift away from the private car. Higher density urban is more sustainable and energy efficient than suburban greenfield development. We feel our proposal in generally in keeping with the national planning policy.



Photo of front elevation 7 Mounddown

2.0 Planning Assessment

The proposed development is assessed against the South Dublin County Council Development Plan and National Planning Policy guidance set out above. The main issues are as follows:

- Principle of Development & Zoning
- Difference between Sd16b/0230 & Proposed Works
- Overlooking & Overshadowing
- Visual Impact
- Residential Amenity

2.1 Principle of Development & Zoning

The site is the applicant's family home. I consider the principle of development for the retention of domestic works to the family dwelling is fully acceptable in principle.

The site is fully serviced by local authority drainage and Irish water infrastructure. I consider the site is large enough and can accommodate the proposed works without adversely impacting on the adjoining neighboring properties.

Residential development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

2.2 Permitted Works under Sd16b/0230 & Proposed Works

There is little difference between the approved plans under Sd16b/0230 and the proposed works under this retention permission.

Sd16b/0230 granted permission for the conversion of the existing garage which adjoins the house into a habitable room with a new bay window, a new utility and WC of 15sq.m to the rear of the garage, extension of the first floor dormer roof space over the existing garage comprising of 17sq.m of an additional bedroom and bathroom at first floor level, a new dormer window to the front and extensions of the dormer roof space to the rear and associated site and landscape works. As discussed, the permitted first floors plans and first floor elevations of Sd16b/0230 did not match. This matter was not raised by the planning authority during the planning assessment of Sd16b/0230. This is considered to be an administrative error by the planning authority.

Retention planning permission is now sought for the works as they 'are built'. The proposed works for retention comprises the following elements:

2.2.1 Single storey rear extension

The single storey extension to the rear of the property comprises of a pitched roof with parapet walls on either side to the adjoining neighbouring parties. The elevation to the garden has a glazed gable component. The extension extends the full width of the site and is finished in sand and cement render. The rear extension is 34 m² in floor area. This extension is very similar to the floor plans under Sd16b/0230. There are minor internal changes to the layout. The roof under Sd16b/0230 was shown as flat roof with 2 roof lights. This extension is considered exempt development.

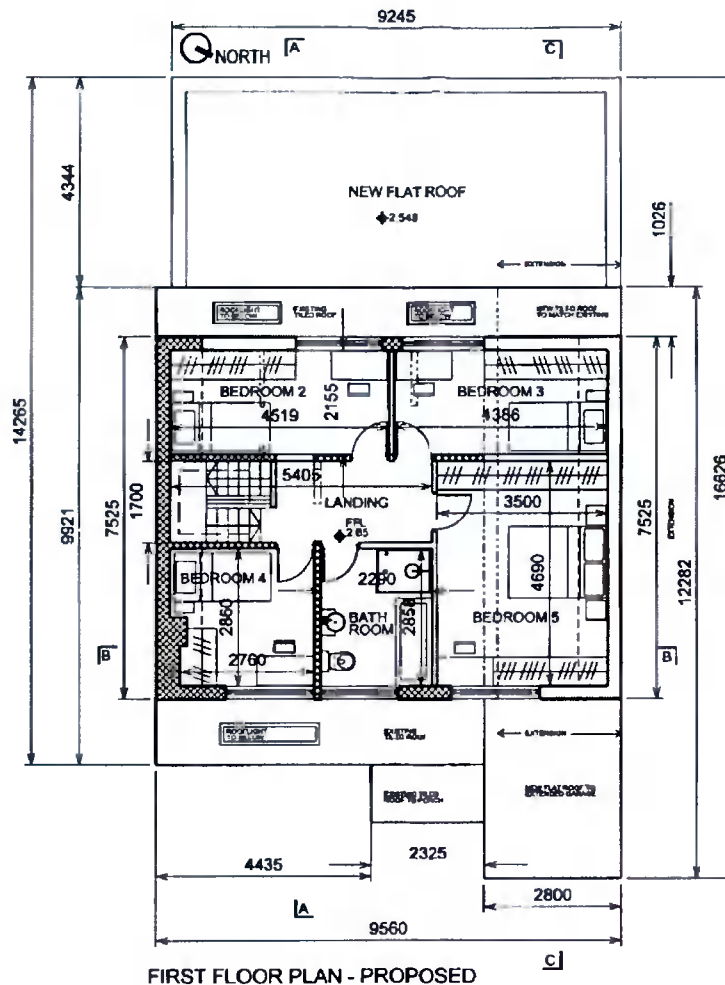
2.2.2 Dormer Attic Extension

The approved plans under Sd16b/0230 shows two bedrooms to the rear and two bedrooms and a WC to front of the dwelling. The internal layout is subject to minor alterations but overall the first floor plans are very similar.

The permitted floors floor plans under Sd16b/0230 show an overall extended internal width of circa c.9 metres. The proposed overall internal width of the first floor as built is shorted at c.8.5 metres. The permitted overall internal length of the attic extension is c.7 metres under Sd16b/0230. The proposed overall length of the proposed overall first floor attic plan is longer

at 8.8 metres. The main issue is that the first floor has extended to the rear greater than what was approved under Sd16b/0230.

The permitted first floor to ceiling height under Sd16b/0230 was granted at 2.297metres. This floor to ceiling height does not meet building regulations. The minimum floor to ceiling height for a dwelling is 2.4 metres. The proposed floor to ceiling height as built is proposed at 2.7 metres.



2.2.3 Single Storey Front Extension

The permitted plans under Sd16b/0230 indicated a front extension with bay window to the converted garage on the ground floor. The bay window has not been built and the overall single storey front extension is less than the approved plans under Sd16/0230. Retention permission is sought for the single storey front extension that squares off the front of the dwelling with the converted garage. A roof light to the front roof has not been constructed.

The works to the dwelling meets the requirements 'Quality Housing for Sustainable Communities' (2007) and meet the SDCC Development Plan development standards. In all instances rooms sizes and floor areas meet and or exceed minimum quality standards.

2.3 Overlooking & Overshadowing

The proposal does not cause any adverse impact by way of overlooking on adjoining properties. The proposal does not cause any overshadowing impacts to adjoining dwellings. The front and rear gardens of properties in the area are large by modern standards and still enjoy good access to daylight in accordance with site planning standards.

2.4 Visual impact

The footprint of the proposed works to the dwelling are in line with the approved plans under planning permission Sd16b/0230. In some instances, the as built retention works proposed for retention are smaller than the approved plans.

The proposed works to the dwelling closely aligns with the approved works under Sd16b/0230. The works are visually compatible with adjoining dwellings and the street. The visual impact of domestic works are considered to be visually acceptable in the context of area.

We ask the planning authority to consider granting retention permission for the dwelling as built without modifications. The proposed dwelling are in keeping with planning precedent in the general area – please see below.



Photo: 39-41 Mountdown Park

2.5 Impact on Residential Amenity

The proposed works for retention have no adverse impact on the neighbouring properties. In terms of impact on residential amenity, we ask the planning authority to consider that the proposed works are domestic in nature and do not have any adverse impact on the adjoining residential amenity. The planning authority approved the previous plans under S116b/0230 and the proposed retention works closely aligned with this permission.

In our view the proposed works to the dwelling does not detract from the residential amenity of neighbouring properties. The proposed works to the dwelling integrate onto the street and do not give rise to overlooking, overshadowing or any other issue that could cause an adverse impact on adjoining dwellings.

3.0 Conclusions

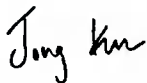
Permission was granted on the site under Sd16b/0230 for works to the family dwelling. The permission contains an administrative error (the floor plans and elevations did not match).

The planning authority considers that the works built under Sd16b/0230 are not in accordance with the approved plans and have issued an enforcement notice. The applicant seeks retention permission to remedy the planning enforcement notice.

In our view the proposed works to the dwelling does not detract from the residential amenity of neighbouring properties. The proposed works to the dwelling integrate onto the street and do not give rise to overlooking, overshadowing or any other issue that could cause an adverse impact on adjoining dwellings.

Having regard to the provisions of the South Dublin Development Plan 2016-2022 and the nature and scale of the proposed development, it is considered that subject to the compliance with conditions; the proposed development would not result in undue impact on residential amenity and would not materially contravene the policies of the SDCC Development Plan.

The proposed development would therefore be in accordance with the property planning and sustainable development of the area.



Jong Kim MIPI
AKM Design

