

# Comhairle Chontae Atha Cliath Theas

**PR/0602/22**

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

**Reg. Reference:** SD22B/0109      **Application Date:** 15-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 15-Mar-2022

**Correspondence Name and Address:** Equator Architects Pavillion House, 31/32, Fitzwilliam Square South, Dublin 2

**Proposed Development:** Single storey rear extension to an existing semi-detached dwelling; a new ground floor bedroom with ensuite; a new prayer area; a new internal courtyard; all associated ancillary site works to facilitate the development

**Location:** 81, Newcastle Boulevard, Newcastle, Dublin, D22V8E8

**Applicant Name:** Kirti Srivastava

**Application Type:** Permission

(NM)

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

Site Area: Stated as 241.67sqm (0.024167 Hectares)

Site Visit: 26/04/2022

### **Site Description:**

The site is located on Newcastle Boulevard in Newcastle, County Dublin. The subject property is a two-storey semi-detached dwelling with a gable pitched roof. Newcastle Boulevard is characterised by varying residential types and streetscapes but the subject location has a uniform building line.

### **Proposal:**

- Single storey rear extension to an existing semi-detached dwelling including a new ground floor bedroom with ensuite; a new prayer area;
- a new internal courtyard; all associated ancillary site works to facilitate the development
- Total area of works 36.27sqm

### **Zoning:**

The subject site is subject to zoning objective RES-N - 'To provide for new residential communities in accordance with approved area plans'.

# Comhairle Chontae Atha Cliath Theas

**PR/0602/22**

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

### **Consultations:**

Surface Water Drainage – No objection subject to conditions.

Irish Water – No objection subject to conditions.

### **SEA Sensitivity Screening**

Overlaps with the following:

- *Architectural Conservation Areas 2016*
- *Areas Of Archaeological Potential 2016*
- *Record Of Monuments And Places 2016*
- *Sites Of Geological Interest 2016*

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

None received.

### **Relevant Planning History**

#### *Subject Property*

SHD3ABP-305343-19 – **Permission Granted** for (1) The demolition of 5 structures on site, total area measuring 359sq.m, comprising 2 habitable dwellings and 3 associated outbuildings/sheds located to the northwest of the site; (2) development of **406 residential homes**; (3) a childcare facility (518sq.m GFA); (4) 1 commercial unit (67.7sq.m GFA); (5) reservation of a school site (1.5ha); (6) new vehicular, cycle and pedestrian access from Main Street; (7) continuation of Newcastle Boulevard forming part of a new east-west link street; (8) a new Public Park (2ha); (9) pocket parks and greenway together with associated internal access roads, pedestrian and cycle paths and linkages; (10) 1 single storey marketing suite (81sqm) and signage (including hoarding) during the construction phase of development only and (11) all associated site and development works. The overall site comprises lands to the south of Main Street (c.15ha) together with 3 additional infill sites at the corner of Burgage Street and Newcastle Boulevard (c. 0.8ha); No. 32 Ballynakelly Edge (c.0.05ha); and Ballynakelly Rise (c.0.18ha)

#### *Adjacent Properties*

None

### **Relevant Enforcement History**

None recorded for subject site

### **Pre-Planning Consultation**

None recorded for subject site

# Comhairle Chontae Atha Cliath Theas

**PR/0602/22**

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

### **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).

*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 11.7.2 Energy Performance in New Buildings*

*Section 11.8.2 Appropriate Assessment*

### ***South Dublin County Council House Extension Design Guide (2010)***

- *Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope.*

### ***Rear Extensions***

- *Make sure enough rear garden is retained*

### **Relevant Government Guidelines**

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

# Comhairle Chontae Atha Cliath Theas

PR/0602/22

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

*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).

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

### Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage
- Appropriate Assessment
- Environmental Impact Assessment (EIAR)

### *Zoning and Council Policy*

A single storey rear extension with an internal courtyard in a residential dwelling is consistent in principle with zoning objective 'RES-N' in the County Development Plan.

### *Residential & Visual Amenity*

#### *Residential*

The application will provide 36.27sqm of residential space consisting of a bedroom with ensuite WC, prayer room and internal courtyard. The development would leave approximately 40.17sqm of rear, south-facing garden space which would not be in line with the South Dublin County Council House Extension Guide 2010 for a four bedroomed dwelling.

It is considered that the size and scale of the development is overbearing on the attached dwelling to the west. The set back from the property to the east is considered acceptable. The depth of the proposed development is 7.85m approximately which is significant relative to the depth of the house (front to rear building line of house) and should be set back to approximately 6m in length from the southern rear elevation in the interest of residential amenity of the attached unit to the west. Removal of the internal courtyard could potentially address this issue. The roof has a total ridge height of approximately 4.05m, which is high for a single storey rear extension and would likely lead to overshadowing of the attached unit to the west and should be lowered. **Further information** is required as to how these amendments can be achieved.

# Comhairle Chontae Atha Cliath Theas

**PR/0602/22**

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

### *Visual*

The existing dwelling is red brick clad and the proposed rear extension is concrete render which should be sympathetic to the visual amenity of the area. Overall, the proposal would be visually acceptable.

### ***Services & Drainage***

Water Services – No objection subject to standard conditions and the following:

- 1.1** The applicant shall include Water Butts and/or a rain garden planter box as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

Irish Water has no objections subject to standard conditions.

### *Conclusion*

It is considered that the above can be dealt with by way condition.

### ***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 a newly established residential area and comprises of a single storey rear 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.

### **Development Contributions Assessment Overall Quantum**

Rear Extension:	36.27sq.m
Previous Extensions Approx:	0sqm
Assessable Area:	NIL

# Comhairle Chontae Atha Cliath Theas

**PR/0602/22**

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

### **SEA Monitoring Information**

Building Use Type Proposed:	Residential- Extension
Floor Area:	36.27sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.024167ha

### **Conclusion**

Additional information is required to address the overbearing nature of the proposed development.

### **Recommendation**

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

1. The applicant is requested to submit revised drawings showing a reduced depth of the proposed rear extension to a maximum of 6m from the main rear building line of the dwelling and a reduced ridge height in order to address the overbearing nature of the development on the neighbouring dwelling to the west.

**Comhairle Chontae Atha Cliath Theas**

**PR/0602/22**

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

**REG. REF. SD22B/0109**

**LOCATION: 81, Newcastle Boulevard, Newcastle, Dublin, D22V8E8**

  
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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: 09/05/2022**

  
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**Colm Harte,**  
**Senior Executive Planner**