

Comhairle Chontae Atha Cliath Theas

PR/0585/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0117 **Application Date:** 16-Mar-2022
Submission Type: New Application **Registration Date:** 16-Mar-2022
Correspondence Name and Address: Jimmy Callaghan The Lugg, Brittas, Co. Dublin
Proposed Development: Construction of a domestic garage to the rear of the existing dwelling
Location: Raheen, Brittas, Co. Dublin
Applicant Name: James & Brenda Tracey
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Visit: 26/04/22

Site Area: 0.63 as stated

Site Description:

The property is located along the Seskin View Road off the N81 close to Brittas village. The existing dwelling is a detached one and a half storey property with a gable pitched roof and separate garage.

Proposal:

- Construction of a domestic detached garage to the rear of the existing dwelling
- Total works area 98sq.m

Zoning:

The subject site is subject to zoning objective 'HA-DM' - 'To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas.

Consultations:

Irish Water – Refer Foul to Environmental Health Officer.

Water Services - Further information is required.

Environmental Health Officer – No objection subject to condition.

Heritage Officer – No report

SEA Sensitivity Screening

Overlap with the following layers:

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- High Amenity Dublin Mountain 2016.
- Site of Geological Interest.
- Site is within a 'significant view to be protected/preserved'
- Proposed Natural Heritage Area.

Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

Subject Property

SD06B/0853 – **Permission Granted** for Conversion of existing garage into kitchen area and construction of domestic garage: area of existing dwelling - 160sq.m; area of existing garage to be converted - 34sq.m; area of proposed garage - 100sq.m.

S96A/0739 – **Permission Granted** for Dormer bungalow, garage and septic tank.

Adjacent Properties

SD20B/0496 - Falconwood House, Gortlum, Brittas, Co. Dublin, D24 X459 – **Permission and Retention Granted** for Single storey flat roofed extension to the north elevation of an existing dwelling and retention of a window inserted into the western elevation. This extension will primarily consist of the provision of a new utility room for the house, located behind an existing permitted screen wall and other associated minor alterations, all finishes to match existing.

SD12A/0015 - Gortlum, Brittas, Co Dublin – **Permission Granted** to have development granted under SD11A/0129 (excluding private garage) namely: building dormer style private dwelling with Velux roof lights, new entrance to public road, septic tank and waste water treatment system, provision of building to accommodate 10no. boarding kennels located at southwestern end of site relocated to northeastern end of site.

SD08B/0742 - Raheen, Brittas, Co. Dublin – **Permission Granted** for 34sq.m. extension to the side of existing dwelling.

Relevant Enforcement History

None

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

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- It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

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 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

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 11.3.2 Residential Consolidation

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & 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

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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.

South Dublin County Council House Extension Design Guide (2010)

Rear Extensions:

- *Match or complement the style, materials and details of the main house*
- *Make sure enough rear garden is retained.*

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 Rural Housing Guidelines for Planning Authorities DoEHLG (2005)

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Services Water and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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Zoning and Council Policy

The site is located within the zoning objective 'HA-DM' - 'To protect and enhance the outstanding natural character and amenity of the Dublin Mountains areas' Residential is Open for Consideration including the development of a detached domestic garage under this zoning if it is in accordance with Council policy for residential development in rural areas.

Residential & Visual Amenity

Residential Amenity

The site contains a detached rural one and half storey dwelling with an existing detached garage located to the rear of the dwelling. The proposed garage will provide 98sq.m of garage space, in addition to the existing 100sq.m garage located to the west of the site.

Supporting evidence has been provided by the applicant that the proposed development will be used for the storage of vintage cars for which there is already 100sq.m of garage space available creating approximately 198sq.m of space which is excessive. It should be a **condition** of any grant of permission that the applicant cannot undertake any commercial activity in the existing or proposed garage.

Given the large area of the site as a whole at over 0.63 of a hectare, the proposed development would not adversely impact residential amenity on the site or surrounding properties.

In order to ensure the dwelling is not used for commercial use or as a dwelling, a condition should be imposed that no foul water connection be made to the proposed detached garage.

Visual Amenity

The ridge height of the proposal will be 6.4m which although high for a single storey development, is the same as the ridge height of the existing garage, according to the drawings received with the current application. It is noted however that plans approved under SD06B/0853 indicate a height of 5.4 meters.

The applicants attention is drawn to the fact that the existing shed appears to be constructed at 6.4m rather than the approved 5.4m. The applicant is requested to submit revised notices to include retention of the height of the existing garage at 6.4.

The distances to any neighbouring properties means that no overshadowing will occur. The site contours and elevations also mean that the main dwelling house to the east of the proposal will obscure it from the Seskin View Road and mature hedgerows and trees will obscure from any neighbouring dwellings. The materials used will also match the existing. It is considered that the proposed will be visually acceptable.

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Services & Drainage

Surface Water Report: Further Information Required:

1.1 The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development to manage surface water run off from the proposed development. The applicant shall submit design calculations to demonstrate that surface water from the proposed development will not exceed greenfield discharge rates or alternatively will be infiltrated to ground.

The applicant is required to submit a drawing which shows the distance between the proposed garage and the existing stream to the north of the site. The drawing shall show that there is a minimum setback distance of 10m between the proposed development and the top of the stream bank. This is required to ensure adequate maintenance access is being achieved to the stream and also to maintain an adequate riparian buffer zone.

Flood Risk Report:

No objection subject to standard conditions.

Irish Water

Water

No objection subject to standard condition

Foul

Refer to EHO. No objection subject to written confirmation that no commercial activity shall take place by the applicant at this location. There is no WHB or Foul Water connection proposed and therefore there will be no additional load on the system.

Conclusion

Further information to be sought from applicant as per surface water report. It is considered that the submission from the Environmental Health Officer can be dealt with by way of **condition**.

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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 High Amenity area and comprises of a single storey detached garage.

Having regard to:

- the small scale and domestic nature of the development,
- 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

Development Contributions Assessment Overall Quantum

Proposed Non Habitable Garage:	98sq.m
Assessable Area:	0sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	98sq.m
Land Type: Urban Consolidation.	
Site Area:	0.64 Hectares

Conclusion

Further information is required.

Recommendation

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

1. The applicants attention is drawn to the fact that the existing shed appears to be constructed at 6.4m rather than the approved 5.4m. The applicant is requested to submit revised notices to include retention of the height of the existing garage at 6.4m.

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2. (i) The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.
- (ii) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development to manage surface water run off from the proposed development. The applicant shall submit design calculations to demonstrate that surface water from the proposed development will not exceed greenfield discharge rates or alternatively will be infiltrated to ground.
- (iii) The applicant is requested to submit a drawing which shows the distance between the proposed garage and the existing stream to the north of the site. The drawing shall show that there is a minimum setback distance of 10m between the proposed development and the top of the stream bank. This is required to ensure adequate maintenance access is being achieved to the stream and also to maintain an adequate riparian buffer zone.


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REG. REF. SD22B/0117

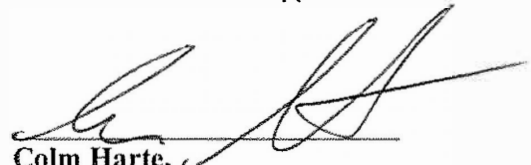
LOCATION: Raheen, Brittas, Co. Dublin



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: 10/05/2022



Colm Harte,
Senior Executive Planner