

# Comhairle Chontae Atha Cliath Theas

**PR/0613/22**

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

**Reg. Reference:** SD22B/0119      **Application Date:** 21-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 21-Mar-2022

**Correspondence Name and Address:** Joe Fallon Architectural Design Ltd. 1A, Ryland Street, Bunclody, Co. Wexford

**Proposed Development:** Single storey flat roof extension to the side with new rooflight; single storey flat roof extension to the rear with new rooflight and all associated site works.

**Location:** 21, Prospect Drive, Dublin 16

**Applicant Name:** Richard and Catherine Connell

**Application Type:** Permission

(EW)

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

**Site Area:** as stated 0.0368 Hectares.

### **Site Description:**

The corner site is located at the junction of Prospect Meadows and Prospect Drive within the established Prospect residential estate and contains a two-storey detached house with half hip roof profile. The existing house is two bay, with a single bay two storey gable breakfront, partial red brick to ground floor with nap plaster finish and mock Tudor detailing. The streetscape of Prospect Drive is characterised by semi-detached houses of similar form and appearance along a uniform building line.

### **Proposal:**

- Single storey flat roof extension to the side with new rooflight;
- single storey flat roof extension to the rear with new rooflight and all associated site works.

### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

### **Consultations:**

Surface Water Drainage – Further Information Requested.

Irish Water – Further Information Requested.

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*SEA Sensitivity Screening* - No overlap indicated.

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

No submissions received.

### **Relevant Planning History**

SD11B/0203 - Single storey extension to side of house and widening of entrance driveway to front.

**Permission Granted.** (*Completed*)

S95A/0241 Change of approved house type and minor alterations to approved lay out (Reg. Ref. S94A/0382)

**Permission Granted** subject to conditions (*Completed*)

### **Adjacent sites:**

SD18B/0411 - Ground floor extension to the rear and side of dwelling; side gate to the side boundary wall along the south and associated external works.

**Permission Granted.**

### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

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

### *Section 2.4.1 Residential Extensions*

Policy H17 – Residential Consolidation:

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.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

*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.

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### *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).

***The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.***

### Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

### Rear Extensions:

- *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.*

### **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).

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,

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- Residential and visual amenity,
- Service water and drainage.

### *Zoning and Council Policy*

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

### *Residential & Visual Amenity*

#### Side Extension

Having regard to the surrounding area and the predominant character of half hipped roof profiles that are prevalent in the Prospect Drive area, it is considered that the proposed flat roof structure would create a visual imbalance and would in turn detract from the existing symmetry of this established road at this corner site location. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site. The applicant shall be requested to redesign the flat roof profile to a pitched roof profile by **Additional Information**.

The utility gable side proposal projects 1.2m at the westerly point and 3.2m easterly point of the property and is 3.1m in height. The moderate proposal is contemporary addition to the character, design, and fenestration of the existing house and is considered to integrate with the visual and residential amenities of the area subject to the above roof changes.

The proposal is built to the front of the existing side extension and is recessed back appropriately from the boundary wall and is considered conducive and seamless to this large 0.0368 hectare corner site in scale, size and context.

#### Rear Extension

The proposed stepped single storey rear extension projects approximately 4.4m from the rear building line to the northeast and 3.9m from the southeast and would be located away from the boundary walls with the neighbouring property to the south of the site. It is considered the proposal would not be significantly injurious to the amenities of the adjacent properties. No undue issues of overshadowing are envisaged as the rear elevations of residential properties to the east are between 19 and 21 metres away. The minimum private open space requirement is comfortably achieved in full for a four-bedroom house and considered to provide sufficient residential amenity for future occupants and would be consistent with the Development Plan provisions, therefore a grant of permission is recommended.

### **Services & Drainage**

The Water Service report requests Additional Information on the following and states:

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- 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.
  - (v) Soakaways must include an overflow connection to the surface water drainage network

The Irish Water report requests Additional Information and states the following with regard to the foul drainage:

2.1 The proposed development is approximately 2m from a 225mm public wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer 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. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie)

### Conclusion:

Having regard to the concerns of Irish water it is deemed necessary to request **additional information** on the proximity of the public wastewater sewer. It is considered that the requirements of Surface water drainage department can also be requested to coincide with the Irish water requirements.

### ***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 an attic conversion, dormer window and change of roof profile.

Having regard to:

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- 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 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 Side/Rear Extension:                      circa 9sq.m (side) 31sq.m (rear)  
Assessable Area:    40sq.m

#### **SEA Monitoring Information**

Building Use Type Proposed:  
Floor Area:    40sq.m  
Land Type: Urban Consolidation.  
Site Area:    0.0368 Hectares.

### **Conclusion**

Having regard to the flat roofed side extension and the concerns of Irish water it is deemed necessary to request additional information on the proximity of the proposed development to a public wastewater sewer and address the surface water drainage concerns for the subject site.

### **Recommendation**

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

1. The proposed development is approximately 2m from a 225mm public wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size.  
The applicant is requested to engage with Irish Water's diversions section to assess

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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. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie)

2. The Planning Authority considers that the proposed flat roof structure would create a visual imbalance and would in turn detract from the existing symmetry of this established road at this corner site location.

The applicant is requested to redesign the flat roof profile of the side extension to a pitched roof profile and re-submit elevational and cross-sectional drawings reflecting the roof modifications.

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway.
  - (a) The applicant is requested 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.
  - (b) The applicant is requested 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.

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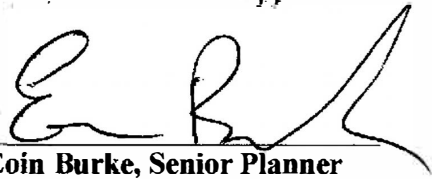
**REG. REF. SD22B/0119**

**LOCATION: 21, Prospect Drive, Dublin 16**

*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: 16/05/2022**

  
**Eoin Burke, Senior Planner**