

Comhairle Chontae Atha Cliath Theas

PR/0626/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0131 **Application Date:** 29-Mar-2022
Submission Type: New Application **Registration Date:** 29-Mar-2022

Correspondence Name and Address: Declan Murphy 37, Woodford Downs, Clondalkin, Dublin 22.

Proposed Development: Single and two storey extension to the rear with pitched gable end roof and two dormers; new single storey extension with hip roof to the front; demolition of the existing shed to the rear; new vehicle access to the front with dished footpath; attic conversion for storage incorporating gable end distorted window at the side; dormer window and 'Velux' roof lights to the rear.

Location: 52, St. Joseph's Road, Greenhills, Dublin, 12

Applicant Name: Darren Farrell

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.028955 hectares.

Site Description:

The application site contains a two storey, end of terrace/semi-detached house, located on St Joseph's Road. The surrounding area is residential in nature, with community facilities nearby.

Site visited:

20 April 2022

Proposal:

Permission is sought for the following:

- Part single/part two-storey rear extension with pitched gable end roof and two dormers with distorted window at side and rooflights to facilitate attic conversion for storage
- Single storey front extension with part hipped/part pitched roof
- Demolition of rear shed
- New vehicular access to the front with dished footpath.

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Zoning:

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

Consultations:

Roads – **Additional information** recommended

Public Realm – **Additional information** recommended

Surface Water Drainage – **Additional information** recommended

Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant sensitive layers.

Submissions/Observations /Representations

Submission expiry date – 02/05/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

S5976: Potential use of shed at rear as habitable dwelling & erection of a large fence across the width & length of the rear garden, approx 18ft high, all without the benefit of planning permission.

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*

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.2 Car Parking Standards

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Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

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 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Roads
- Public Realm
- 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 part single/part two-storey rear extension with pitched roof and dormers, single storey front extension, new vehicular entrance and demolition of existing shed. No other changes are noted from drawings.

Demolition

The demolition of the existing shed would facilitate the rear extension. This is considered acceptable.

Front Extension

A single storey front extension approximately 1.7m in depth would extend the full width of the property and would have a part hipped, part pitched roof. The extension would provide a protruding porch and square bay window serving the living room. The House Extension Design Guide states front extensions should not be in excess of 1.5m, especially where there is a uniform front building line. In this regard the applicant should be requested to submit **additional information**, reducing the depth of the front extension to a maximum of 1.5m.

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Rear Extension and Attic Conversion

The rear extension would protrude approximately 8.4m from the rear building line of the main dwelling at ground floor level and 4.8m at first floor level. The existing dwelling is 8.247m in depth, with the ground floor extension double the ground floor area of the dwelling. As a general rule of thumb, the depth of a dwelling should not be increased by more than 50% of the depth of the original dwelling, in this instance a depth of approximately 4.1m would be considered more appropriate. However, while the depth of the ground floor extension is considered excessive, it is noted that most dwellings in the area have constructed ground floor extensions of a similar depth, albeit without planning consent, and therefore the proposed depth of the single storey rear extension would be acceptable.

It is noted that there is a large garden building located in the rear garden that has been the subject of previous enforcement proceedings. This is not shown on site layout plans. The applicant should be requested to submit completely accurate existing and proposed site layout plans to allow for a full assessment of the proposals by way of **additional information**.

The two-storey element of the extension would extend the full width of the existing dwelling and would provide 2 bedrooms. Side dormers, without windows, would be located on the roof slope of the pitched roof. There would be a concern about the impact this two-storey element with dormers would have on the property located to the north, given the location of the extension up to the common site boundary. The House Extension Design Guide recommends that for every 3m of height, there should be a separation distance of approximately 1m from the site boundary. In this instance, the maximum height of the extension is approximately 8m, therefore requiring a separation distance of 2.6m to the northern site boundary.

Having regard to this, it is considered that the first floor should be omitted as it would have an overbearing impact on the amenity of the attached dwelling. Revised drawings should be sought accordingly via **additional information**.

Roads

The Roads Department has reviewed the application and has recommended the following **additional information** is sought:

1. *Applicant to supply a text rationale re the pedestrian entrance, if it is to be relocated, stating what is being proposed.*
2. *Applicant to submit a revised drawing clearly detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:*
 - a. *Proposed gate type with (1) opening/closing path and (2) gate mechanism details*
 - b. *Pier and wall heights/widths/etc*

To ensure a full assessment of the proposed access arrangements is undertaken, it is considered appropriate to request the recommended **additional information**. In preparing this submission, the applicant should note that it is important to the Planning Authority to maintain and protect grass verges insofar as is possible and there would be a preference to combine entrances, rather than

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separate pedestrian and vehicular accesses. In this regard, it is considered more appropriate to extend the existing pedestrian access to the southern site boundary to protect as much of the grass verge as possible and combining the accesses to ensure that a front boundary wall is maintained.

In the event of a grant, the Roads Department recommends the following **conditions**:

1. *The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
2. *The vehicular access point shall not exceed a width of 3.5 meters.*
3. *Any gates shall open inwards and not outwards over the public domain.*
4. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*
5. *The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

These **conditions** are considered appropriate except for no.4 which would be impossible to enforce.

Public Realm

The Public Realm Department has reviewed the application and has raised concerns regarding the reduction in the grass margin to provide for a driving entrance. Their report recommends the following **conditions** in the event of a grant:

1. *Landscape Plan*
There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.
2. *Reduction of grass margin to facilitate driveway entrance*
The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. We believe this sets an unwanted precedent as grass margins should be retained where possible in the urban setting. Response should include revised layout and drawings.

To ensure the early consideration of these matters, and since there are other items of concern for which **additional information** is being recommended, it is considered appropriate to request the recommended conditions as **additional information**.

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Services, Drainage and the Environment

Water Services has reviewed the application and has recommended the following **additional information** is requested:

1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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.*

This **additional information** should be sought to ensure the adequate provision of SuDS.

Irish Water has reviewed the application and has stated no objection, recommending standard **conditions** that all works comply with Irish Water Standards codes and practices.

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

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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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, The House Extension Design Guide and the overall design of the development proposed it is considered that additional information is required before a final determination can be made. The applicant should be requested to submit the following:

- Revised plans incorporating a front extension of no more than 1.5m in depth.
- Accurate site layout plan showing all existing structures on the site to be demolished and retained.
- Revised plans omitting the first floor rear extension
- A revised drawing clearly detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:
 - Proposed gate type with (1) opening/closing path and (2) gate mechanism details
 - Pier and wall heights/widths/etc
- Detailed landscape design for the proposed development
- Revised layout and drawings minimising the reduction in the grass verge, amending the proposed entrance arrangements
- Soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design and a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority

Recommendation

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

1. The front extension, at approximately 1.7m in depth, would not comply with the recommendations of the House Extension Design Guide to '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.' The applicant is requested to submit revised plans and elevations as relevant clearly showing a front extension no more than 1.5m in depth.
2. The site layout plan submitted does not clearly indicate all structures on the site. The applicant is requested to submit revised plans clearly showing all structures on the site, including the substantial rear shed, noting what structures are to be demolished and retained.
3. The proposed first floor rear extension is considered to be overbearing on the attached dwelling to the north. The applicant is requested to submit revised drawings which omit

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the first floor rear extension.

4. The provision of a separate pedestrian and vehicular entrance to the site is considered excessive and detrimental to the amenity of the area. The applicant is requested to revise these proposals, incorporating a shared access proximate to the southern boundary, thereby limiting the impact of the development on the grass verge. The applicant shall submit a revised drawing clearly amending the entrance proposals and detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:
 - (a) Proposed gate type with (1) opening/closing path and (2) gate mechanism details
 - (b) Pier and wall heights/widths/etc.
5. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.
6. The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. This sets an unwanted precedent as grass margins should be retained where possible in the urban setting. The applicant is requested to submit revised layout and drawings addressing these concerns and preserving as much of the existing grass verge as possible.
7. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is requested to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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.

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REG. REF. SD22B/0131

LOCATION: 52, St. Joseph's Road, Greenhills, Dublin, 12

jjohnston

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:

18/5/22

E Burke

Eoin Burke, Senior Planner