

# Comhairle Chontae Atha Cliath Theas

**PR/0659/22**

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

**Reg. Reference:** SD22B/0132      **Application Date:** 31-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 31-Mar-2022

**Correspondence Name and Address:** D. Kennedy 225, Harolds Cross Road, Dublin 6W

**Proposed Development:** A single storey side garage extension incorporating three roof-lights side, north face of new pitched roof, internal alterations, and all ancillary works.

**Location:** 10a, The Court, Cypress Downs, Templeogue, Dublin 6W

**Applicant Name:** Michael & Goretti Corway

**Application Type:** Permission

(AOCM)

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

**Site Area:** stated as 0.026 hectares.

### **Site Description:**

The application site contains a two storey, detached house, located on The Court, Cypress Downs. The surrounding area is residential in nature.

### **Site visited:**

20 April 2022

### **Proposal:**

Permission is sought for the following:

- Single storey side garage (20.9 sq.m) with mono-pitch roof, 3 no. rooflights and garage doors on the front elevation.

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – **Additional Information** recommended

Irish Water – **Additional Information** recommended

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### SEA Sensitivity Screening

No overlap with relevant sensitive layers.

### Submissions/Observations /Representations

Submission expiry date – 04/05/2022

No submissions or objections received.

### Relevant Planning History

**SD14A/0206:** Demolition of existing single storey detached garage, subdivision of existing garden and construction of a new two storey detached dwelling and all associated site works. **Permission granted.**

**SD11A/0079:** Demolition of existing 25.6 sq.m. single storey detached garage and construction of a new 66.5 sq.m. single storey detached one bedroom dwelling and all associated siteworks. **Permission granted.**

### Relevant Enforcement History

None recorded for subject site.

### 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*

### 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).

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### Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- 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 single storey garage extension to the side of the existing dwelling. The extension would have a mono-pitch roof connecting with the side wall of the main dwelling. There would be 3 no. rooflights and garage doors to the front. Part of the side boundary wall of the property would be formed by the new garage. No other changes are noted from drawings.

The House Extension Design Guide states '*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.*' When measured from drawings, it appears that the garage would be setback approximately 20cm from the front building line of the main dwelling, with doors recessed slightly back from the front building line of the garage. This setback is considered acceptable. A **condition** should be attached in the event of a grant stating the garage door shall include vertical elements.

Elevations state the garage would have a painted render finish, in contrast to the mostly brick construction of the main dwelling. It is considered that the proposal would be visually acceptable.

Based on the above, the garage extension is considered to be acceptable.

### **Services, Drainage and the Environment**

Water Services have reviewed the application and have recommended the following **additional information** is sought:

- 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*

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*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.*
- i. Generally, not within 3m of the boundary of the adjoining property.*
- ii. Not in such a position that the ground below foundations is likely to be adversely affected.*
- iii. 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- iv. Soakaways must include an overflow connection to the surface water drainage network.*

Irish Water have reviewed the application and have recommended the following **additional information** is sought:

### *Water*

*1.1 The proposed development is approximately 1.9m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main 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). All development shall be carried out in compliance with Irish Water Standards codes and practices.*

### *Foul*

*2.1 The proposed development is approximately 2.5m 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 main 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). All development shall be carried out in compliance with Irish Water Standards codes and practices.*

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*2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices*

It is considered prudent to request the recommended **Additional Information** to ensure that SuDS are provided on site to mitigate the additional hardstanding, and also to ensure the protection of existing Irish Water facilities proximate to the site.

### **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 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, and the recommendations of Water Services and Irish Water, the applicant should be requested to submit the following additional information:

- 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.
- A response demonstrating engagement 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

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### **Recommendation**

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

1. The proposed development is approximately 1.9m from a 4" uPVC public watermain and approximately 2.5m 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 mains 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). All development shall be carried out in compliance with Irish Water Standards codes and practices.
2. 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.

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**REG. REF. SD22B/0132**

**LOCATION: 10a, The Court, Cypress Downs, Templeogue, Dublin 6W**

*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:**

25/9/22



**Eoin Burke, Senior Planner**