

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0137 **Application Date:** 01-Apr-2022
Submission Type: New Application **Registration Date:** 01-Apr-2022

Correspondence Name and Address: Shane Brew 116, Longwood Park, Rathfarnham, Dublin 14

Proposed Development: Demolition of existing single storey extension (35sq.m) and shed (24sq.m) to the rear; construction of single storey extension to the rear and 2 storey extension to side of dwelling; internal alterations; widening of vehicular access at the front of the property.

Location: 184 Butterfield Ave., Rathfarnham, Dublin 14.

Applicant Name: Niall and Suzanne Keogh

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: stated as 0.0638ha

Site Description:

The application site comprises a semi-detached bungalow, with high architectural merit, located on a relatively large corner site close to the historic village of Rathfarnham. The structure is located on a corner site and within a good quality historical setting. It is located within a residential area where there is an eclectic mix of dwelling designs. Dwellings located to the north of the Butterfield Avenue are, in general, two storey structures and dwellings located along Butterfield Park (in the immediate vicinity of the subject site) are generally two-storey also. The site is bounded by a low stone wall and verge along part of the front boundary, the remaining comprising of an 8-course block wall, which sweeps around the front boundary and rises into a high side boundary wall along Butterfield Park.

Proposal:

- Demolition of existing single storey extension (35sq.m) and shed (24sq.m) to the rear.
- Construction of a single storey rear extension and two storey side extension.
- New shed to the rear (den).
- Widening of vehicular access from 2.65m to 4.4m.
- Proposed works measure 228sq.m. (as stated).

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

It is noted that the existing dwelling measures c.105sq.m. as stated. Considering proposed works measure c.228sq.m. the proposal would be more than twice the internal area of the existing dwelling.

Zoning:

The subject site is subject to zoning objective RES - '*To protect and / or improve Residential Amenity*' under the South Dublin County Council Development Plan 2016-2022.

Consultations:

Water Services – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

Roads Section – **Additional Information** recommended.

Parks Department – **Additional Information** recommended.

SEA Sensitivity Screening

No overlap with relevant environmental layers.

Submissions/Observations /Representations

None

Relevant Planning History

SD21B:0040: Demolition of existing single storey extension (35sq.m) and shed (24sq.m) to the rear and the construction of a new two storey extension to the rear with dormer at first floor level; construction of a new single storey extension to the side of the dwelling and a new shed to the rear; the application also includes for a new pedestrian entrance at the front and widening of existing vehicular access.

Decision: **ADDITIONAL INFORMATION.**

The additional information request was made on 26th March 2021 however, it is noted that no additional information was received within the appropriate period.

H1177: (Single storey rear extension c.34.55sq.m.) Kitchen, bathroom, bedroom and toilet.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None

Pre-Planning Consultation

None

Comhairle Chontae Atha Cliath Theas

PR/0669/22

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 Extension

Policy H18 Residential Extension

Policy H18 Objective 1:

“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).”

*Policy HCL Policy 5 Older Buildings, Estates and Streetscapes
Objectives HCL5 1, 2, 3 and 4.*

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 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

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

The House Extension Design Guide contains the following guidance on house extensions, including in particular attic conversions, dormer windows and roof lights:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

For side extensions:

- Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.
- 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.
- The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.
- Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.
- Extending a hipped roof to the side to create a gabled end of half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.
- Avoid the use of prominent parapet walls to the top of side extensions.

Relevant Government Guidelines

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

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

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).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy,
- Relevant planning history
- Residential & Visual Amenity,
- Access and Parking,
- Parks & Landscaping,
- Services and Drainage,
- Screening for Appropriate Assessment and
- Screening for Environmental Impact Assessment.

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The subject site is located in an area which is zoned 'RES' '*To protect and/or improve Residential Amenity*'.

The development of an extension to a dwelling is permitted in principle subject to its impacts being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

Relevant Planning History

Further information was requested on a similar but not identical proposal under SD21B/0040. The additional information request was made on 26th March 2021 however, no additional information was received within the appropriate period.

In summary reg. ref. SD21B/0040 proposed the following development:

- Demolition of existing single storey extension (35sq.m) and shed (24sq.m) to the rear.
- construction of a new two storey extension to the rear with dormer at first floor level;
- construction of a new single storey extension to the side of the dwelling and
- a new shed to the rear;
- the application also includes for a new pedestrian entrance at the front and widening of existing vehicular access.

Residential & Visual Amenity,

It is noted that the existing dwelling measures c.105sq.m. as stated. Considering proposed works measure c.228sq.m. the proposal would be more than twice the internal area of the existing dwelling.

Demolition of existing single storey extension (35sq.m.) and shed (24sq.m.)

The demolition of the existing single storey extension (35sq.m.) and shed (24sq.m.) is considered to be broadly acceptable in this instance.

Single storey rear extension

The single storey rear extension would be built to the boundary with the immediate neighbour to the west and will have a pitched roof with a ridge height set slightly above the ridge height of the existing dwelling. The extension will project outwards from the main rear building line of the existing dwelling by c.4.7m and at c.9.9m will span the full width of the existing dwelling. It is noted that the immediate neighbour to the west has a single storey rear extension in situ. Having regard to this and the design of the proposed single storey rear extension, it is considered that it would not have a significant overbearing impact on neighbouring dwellings in the vicinity.

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

It is considered that having regard to the architectural and historical merit of the existing structure that any proposed development should be subject to Objectives HCL5 – 1, 2, 3 and 4 of the existing County Development Plan 2016 - 2022. In particular HCL5 Objective 2, which states that new works should '*not compromise or erode the architectural interest, character or visual setting of such buildings*'.

Having regard to the above, and the set back of the proposed single storey rear extension, it is considered to be acceptable and would not be visible from Butterfield Avenue.

At c.80sq.m. (as stated) the proposed area of private open space to remain post completion would be considered reasonable for a three bedroom house. It is noted that the SDCC Development Plan requires 60sq.m. of private open space for a three bedroom house.

Two storey side extension

The two storey side extension will broadly align with the main front building line of the existing dwelling but will be set back by c.1m where it interfaces directly and connects with the existing dwelling. This element of the design is an attempt to break up the massing of the proposal. The extension will span a width of c.6m and will have a depth of c.11.2m. The extension will project outwards from the main rear building line by c.6.8m. The extension will have a pitched roof and will be setback from the proposed shed by c.0.9m. The extension will have a ridge height of c.6.5m which is c.1.7m higher than the ridge height of the existing dwelling and c.1.22m higher than the ridge height of the proposed single storey rear extension. An additional entrance door will be located at ground floor level for the side extension on the eastern elevation. No windows are proposed on the south elevation at first floor level and there will be no undue overlooking. 3 no. dormer style window element are located on the eastern elevation which attempts to break up massing to an extent.

It is considered that having regard to the architectural and historical merit of the existing structure that any proposed development should be subject to Objectives HCL5 – 1, 2, 3 and 4 of the existing County Development Plan. In particular HCL5 Objective 2, which states that new works should '*not compromise or erode the architectural interest, character or visual setting of such buildings*'. The proposed structure should either be 'subservient' or appear to be 'lighter' than the original structure. This is not the case in the proposed development.

However, having regard to the two storey dwellings in Butterfield Park a proposed two storey side extension may be acceptable in principle. Also, there are concerns with the gable fronted design onto Butterfield Avenue which may be improved by a full hip or 'Dutch Hip'. In addition, more uniformity should be sought regarding the proposed dormers onto Butterfield Park. Further information should be sought on these issues and a contiguous elevation showing the dwelling to the south on Butterfield Park.

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

Shed (c.31.4sq.m.)

The detached shed to the rear will be built to the boundary with the immediate neighbour to the south and will have a ridge height of c.4.65m. The shed will have an eaves height of c.1.98m at the shared boundary wall with the immediate neighbour to the south. The relatively low eaves height would mitigate against any overbearing impact. Drawings submitted show there will be a separation distance of c..6m between the proposed shed and the dwelling to the south. The intended use for the shed has not been clarified and it is noted from the drawings that a bar is proposed. No windows are proposed on the south elevation and there will be no undue overlooking. The siting of the shed would broadly align with the main front and rear building line of the immediate neighbour to the south. In the event of a grant a **condition** shall be attached that the use of the shed building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be leased or subdivided from the main dwelling.

Access & Parking

The Roads Section have issued a report recommending **Additional Information** be requested. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Proposed extension to side of existing house along with proposed widening of vehicular entrance and revised parking layout.

Access:

The applicant proposes to widen the existing vehicular access from 2650mm to 4400mm and install a sliding gate. This would be more than the maximum width of 3500mm set by SDCC Roads Department.

Visibility:

Visibility at the entrance is limited due to the recessed position of the entrance gate along with the height of the Eastern boundary wall. The proposal is to lower this boundary wall and entrance pillars to 1200mm. This is an acceptable height for the entrance pillars but the wall height would be more than the maximum height of 900mm set by SDCC Roads Department.

The applicant should submit a visibility splay of 2.0m x 45m in both directions from the entrance at a 1.05 metre height from ground level. A widening of the angle of the proposed boundary wall splay may be required in order to achieve the required sightlines.

*Roads recommend that **additional information** be requested from the applicant:*

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

1. The applicant is requested to provide a revised layout showing a 3.5m wide vehicular access with adjacent walls limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles. The applicant is also requested to provide a swept path analysis showing how the 2 cars can safely access and egress the parking spaces.

2. The applicant is requested to submit a layout of not less than 1:100 scale, showing accurate visibility splay with a 2.0 meters set back, at a 1.05 meter height from ground level and 45 meters sight lines in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).

It is considered appropriate to request the above **additional information** regarding requirements for Roads.

Parks & Landscaping

A report was issued from the Parks Department recommending **additional information** be requested regarding tree survey, landscape plan and tree protection measures. An extract taken from the Parks report states the following:

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

1.Tree Survey

The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

2.Landscape Plan

The applicant, owner or developer shall have lodge with the Planning Authority a landscape plan 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 in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

a) The planting plan shall clearly set out the following:

i. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate

ii. Implementation timetables.

iii. Detailed proposals for the future maintenance/management of all landscaped areas

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

Notwithstanding the Parks report it is noted there are no street trees present on the grass verge adjacent to the existing dwelling. Considering proposed works are to be carried out within the curtilage of the subject site outlined in red it is not considered necessary to request the recommended **additional information**.

Services and Drainage,

Both Irish Water and Surface Water Drainage reports have recommended **Additional Information** be requested. An extract taken from the Irish Water report states the following:

IW Recommendation:

Further Information Required

1 Water

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

2 Foul

2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

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

It is considered appropriate to request the above **additional information**.

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: **Further Information Required:***

1.1 The applicant has not submitted surface water drainage plans for the proposed development. 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@sdblincoco.ie.

1.2 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 such as soakaways, rain gardens, green roofs etc.

Flood Risk Report: No objection subject to:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **additional information**.

Screening for Appropriate Assessment (AA)

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.

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- This is a residential extension measuring c.228sq.m.
- The property has been extended previously as per reg. ref. H1177 for a single storey rear extension measuring c.35sq.m.
- 5sq.m. exemption remains.
- Assessable area measures c.223sq.m.

<i>SEA Monitoring</i>	
Building Use Type Proposed:	Residential
Floor Area:	228sq.m.
Land Type:	Brownfield/Urban Consolidation
Site Area:	0.0638ha

Conclusion

Having regard to the planning history, zoning and the provisions of the South Dublin County Development Plan 2016 – 2022, the proposed development on this site may be acceptable in principle. However, the proposed design, by virtue of its visual impact, access and parking requirements, services and drainage requirements and lack of clarity on intended use of the shed is not acceptable in its current form and the applicant is therefore requested to address this by way of **additional information**.

Recommendation

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

1. Having regard to the architectural and historical merit of the existing structure it is considered that any proposed development should be subject to Objectives HCL5 – 1, 2, 3 and 4 of the existing County Development Plan. In particular HCL5 Objective 2, which states that new works should 'not compromise or erode the architectural interest, character or visual setting of such buildings'. Taking account of the above, and having regard to the two storey dwellings in Butterfield Park a proposed two storey side extension may be acceptable in principle. Also, there are concerns with the gable fronted design onto

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

Butterfield Avenue which may be improved by a full hip or 'Dutch Hip'. In addition, more uniformity is required regarding the proposed dormers onto Butterfield Park. The applicant is requested to respond to these issues and provide a contiguous elevation showing the dwelling to the south on Butterfield Park.

2. (a). The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
- (b). The applicant has not submitted surface water drainage plans for the proposed development. 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should 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.
- (c). 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 such as soakaways, rain gardens, green roofs etc.
3. (a). The applicant is requested to provide a revised layout showing a 3.5m wide vehicular access with adjacent walls limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles. The applicant is also requested to provide a swept path analysis showing how the 2 cars can safely access and egress the parking spaces.
- (b). The applicant is requested to submit a layout of not less than 1:100 scale, showing accurate visibility splay with a 2.0 meters set back, at a 1.05 meter height from ground level and 45 meters sight lines in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).

Comhairle Chontae Atha Cliath Theas

PR/0669/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0137

LOCATION: 184 Butterfield Ave., Rathfarnham, Dublin 14.

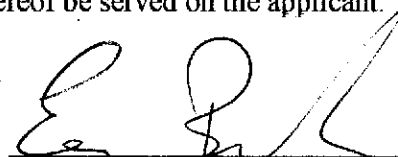


Jim Johnston
Senior Executive Planner

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:

26/5/22



Eoin Burke, Senior Planner