

# Comhairle Chontae Atha Cliath Theas

**PR/0693/22**

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

**Reg. Reference:** SD22B/0147      **Application Date:** 11-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 11-Apr-2022

**Correspondence Name and Address:** Hausman Design Northside Enterprise Centre,  
Bunratty Drive, Dublin 17

**Proposed Development:** Retention of a single storey garden room to the rear of  
the existing house and for alterations to the boundary  
wall to include the reposition of side access gate and  
for all associated site works.

**Location:** 23, Alderwood Green, Dublin 24

**Applicant Name:** Suma George & George Kuruttuparambil Koraha

**Application Type:** Retention

(AOCM)

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

Site Area: stated as 0.0191 hectares.

#### Site Description:

The application site contains a two storey, end of terrace house, located on Alderwood Green in a row of similar dwellings. The surrounding area is residential in nature with a large area of public open space located to the rear of the dwelling currently under construction for older persons residential development, permitted under SD188/0003.

#### Site visited:

18 May 2022

### **Proposal:**

**Retention** permission is sought for alterations the following:

- A single storey garden room (29 sq.m) to the rear of the existing house
- Alterations to the boundary wall to include the reposition of side access gate
- All associated site works.

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – **Further information** recommended

# Comhairle Chontae Atha Cliath Theas

**PR/0693/22**

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

Irish Water – **Further information** recommended

### **SEA Sensitivity Screening**

No overlap with relevant environmental layers

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

Submission expiry date – 16 May 2022

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

**S8825:** Potential structure to rear which may require 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*

### **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).*

# Comhairle Chontae Atha Cliath Theas

PR/0693/22

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

### 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 comprises retention of a rear garden room (29 sq.m) and boundary alterations. No other changes are noted from drawings.

### Garden Room

The site notice states that a garden room would be retained. Floor plans clearly show multiple rooms including a playroom/studio, shower room, storage room and home office. The total floor area is 29 sq.m. The structure has a pitched roof with a maximum height of 3.94m. The structure has been constructed up to the eastern site boundary, with a distance of approximately 0.5m maintained to the northern site boundary and approximately 0.6m to the western site boundary. There is a distance of 4.4m between the main dwelling and the garden building subject of this application. It is noted that the adjacent dwelling to the west has a rear conservatory that protrudes from the rear building line of the dwelling by approximately 4m. The rear building line of the conservatory would be located approximately 2.5m to the west the front building line of the front building line of garden structure. Given the orientation and aspect of the dwellings, it is not considered that there would be a significant impact to daylight experienced by the conservatory however, the aspect enjoyed by these residents would be impacted by the garden structure. Given the design of the garden structure, it is not considered that it would have an overbearing impact on neighbouring dwellings.

The Planning Authority would have a concern that the intention of this building is not for use as a garden room, but for use as a separate habitable dwelling. This would be completely unacceptable. The applicant should be requested to submit **additional information**, removing the shower room and toilet from the structure. In the event of a grant, a **condition** should also be attached removing the shower room and stating that this element of the scheme is not permitted. Furthermore, in the event of a grant a **condition** should be attached stating that the structure is not to be used as a habitable residence. The structure can only be used for reasons incidental to the enjoyment of the

# Comhairle Chontae Atha Cliath Theas

**PR/0693/22**

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

main dwelling. The sale or leasing of the building for residential or commercial purposes is prohibited without prior planning consent.

Under exempt development rights, a minimum garden size of 25 sq.m is required. Drawings state a garden of 30 sq.m has been retained following construction of the garden room and on the completion of boundary alteration works. This is acceptable.

### Boundary Alterations

The site notice states boundary alterations are to be retained. From a site visit it was clear these works have not yet been undertaken. In the event of a grant, the applicant should be required by **condition** to complete the boundary alteration works to ensure that sufficient rear garden space is provided to serve the dwelling.

### **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 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 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 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](mailto:servicemaps@sdublincoco.ie).*

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

*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](mailto:datarequests@water.ie).*

# Comhairle Chontae Atha Cliath Theas

**PR/0693/22**

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

As the structure is already under construction, it is considered appropriate to request this **additional information** in advance of completion to ensure the adequate connection to, and protection of, existing services. While it is noted that no foul services should be supplied to the garden structure, it is important to ensure that the location of the building will not impact on existing services near 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 overall design and scale of the development and internal consultation, it is considered necessary to request the following additional information:

- Revised drawings omitting the bathroom from the garden room
- A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.
- A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.

### **Recommendation**

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

1. The garden structure cannot be used as a habitable space separate to the use of the main dwelling. The provision of a w/c shower room within the garden structure is therefore not

# **Comhairle Chontae Atha Cliath Theas**

**PR/0693/22**

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

considered necessary or acceptable. The applicant is requested to submit revised plans removing the w/c shower room, noting that in the event of a grant a condition would be applied to ensure no washroom or toilet facilities would be permitted within the structure.

2. 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 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 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](mailto:servicemaps@sdblincoco.ie).
3. 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](mailto:datarequests@water.ie).


**Comhairle Chontae Atha Cliath Theas**

**PR/0693/22**

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

**REG. REF. SD22B/0147**

**LOCATION: 23, Alderwood Green, Dublin 24**

  
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**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:** 7/6/22

  
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**Eoin Burke, Senior Planner**