

Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0152 **Application Date:** 12-Apr-2022
Submission Type: New Application **Registration Date:** 12-Apr-2022

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

Proposed Development: Construction of a single storey flat roof extension to the rear with 2 rooflights; construction of first floor extension to the side of the dwelling with existing roof hip extended; demolition of existing single storey shed in rear garden; construction of single storey canopy to front door; relocation of existing pedestrian gate to side and all associated site works.

Location: 17, St. Enda's Drive, Rathfarnham, Dublin 14

Applicant Name: Tom & Hilary Norton

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.033 hectares.

Site Description:

The application site contains a two storey, semi-detached / end of terrace house, located on St Enda's Drive in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

18 May 2022

Proposal:

Permission is sought for alterations the following:

- A single storey flat roof rear extension (44 sq.m)
- First floor side extension with hipped roof (17.5 sq.m)
- Demolition of single storey shed (2.6 sq.m)
- Flat roof canopy over front entrance
- Relocation of pedestrian gate

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

Consultations:

Surface Water Drainage – **Further information** recommended

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

Roads – No objection

Parks – No objection, **conditions** recommended

SEA Sensitivity Screening

Indicates overlap with SFRA A 2016 and SFRA B 2016.

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

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).*

Comhairle Chontae Atha Cliath Theas

PR/0697/22

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
- 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 comprises a single storey flat roof rear extension, first floor hipped roof side extension, canopy over front door, demolition of rear shed and relocation of pedestrian side gate. No other changes are noted from drawings.

Rear Extension

The rear extension would protrude 5.825m from the existing rear building line of the house. The extension would have a flat roof with two flush rooflights and a window seat and large sliding doors on the northern (rear) elevation. The extension would be the full width of the house and would have a height of 3.88m

The property to the east, directly adjoining the subject site, does not have any rear extension meaning the full impact of the 5.825m extension would be experienced by this neighbour. The depth of the existing dwelling is approximately 8m. As a general rule of thumb, to limit the overbearing impact of extensions, they should not be more than 50% the depth of the existing dwelling. To limit the impact experienced by the neighbouring property to the east, the applicant should be requested to submit revised plans reducing the depth of the extension along the eastern site boundary to no more than 5m. This should be amended through **additional information**.

To the west, there is a side passage of 1.3m width which will be maintained between the subject site and the property to the west which has a rear extension. It is not considered that there will be any significant issues of overbearing or overshadowing experienced by the dwelling to the west.

A garden in excess of 70 sq.m would be maintained to the rear and this is considered acceptable and in compliance with the Development Plan 2016 – 2022.

Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

Side Extension

A first-floor side extension would be constructed over the existing flat roof former garage. The extension at first floor level would have a hipped roof, extending from the ridgeline of the main dwelling. There is an existing laneway between the dwelling and the neighbouring house to the west, meaning a separation distance of approximately 1.3m will be maintained between the two dwellings. This is in line with the recommendations of the House Extension Design Guide and is therefore considered acceptable. As the two-storey element of the extension will not protrude beyond the rear building line of the main dwelling, it is not considered that the extension will have an overbearing impact on the neighbouring dwellings and therefore additional separation to the site boundary is not considered necessary in this instance.

Windows to match existing fenestration would be placed on the front and rear of the first-floor extension. There are no dwellings located immediately to the rear of the property and therefore there would be no additional impacts of overlooking or loss of privacy.

Based on the above, the first-floor side extension is considered acceptable.

Other Alterations

A timber frame canopy would be placed over the front door, with a flat roof and black/grey zinc cladding. The canopy would project 0.9m from the front building line. The canopy would not impact the length of the driveway which would remain in excess of 6m. This is considered acceptable.

An existing pedestrian gate located along the western site boundary into the shared laneway would be relocated to facilitate the rear extension. This is considered acceptable.

A window on the first-floor rear elevation would be removed to accommodate internal layout changes to the first-floor bathroom. This is considered acceptable.

Public Realm

The Public Realm section have reviewed the application and have stated no objection to the development. They recommend the following **condition** in the event of a grant of permission:

1. *Sustainable Drainage System (SuDS)*
2. *The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*

Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective.

This **condition** relates to concerns raised by Water Services and it is considered appropriate to request a SuDS drawing as **additional information** to ensure the early consideration of these measures in the scheme.

Services, Drainage and the Environment

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

- 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.*
- 1.3 Should a soakaway prove not to be feasible, then the applicant shall submit the following:*
 - a) Soil percolation test results demonstrating a soakaway is not feasible*
 - b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features such as rain garden planter boxes to the rear of proposed development*

It is considered appropriate to request the recommended **additional information** to ensure the adequate provision of SuDS.

Irish Water have reviewed the application and have stated no objection. Their Report states that all works shall 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.

Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

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, the House Extension Design Guide, the overall design and scale of the development proposed and internal consultation, it is considered that the following **additional information** should be sought prior to a decision being reached:

- Revised plans and elevations amending the depth of the ground floor extension along the eastern site boundary to no more than 5m
- Drawing showing proposed SuDS measures
- Soil percolation test results, design calculations and dimensions for the proposed soakaway
- Drawing showing plan and cross-sectional views, dimensions, and location of the proposed soakaway
- In the event a soakaway is not feasible, soil percolation tests demonstrating this are required along with a revised surface water layout drainage drawing showing alternative SuDS features.

Recommendation

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

1. To limit the impact experienced by the neighbouring property to the east, the applicant is requested to revise their plans, reducing the depth of the extension along the eastern site boundary to no more than 5m and submit revised drawings accordingly.
2. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional

Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

3. 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.
4. 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.Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - a) Soil percolation test results demonstrating a soakaway is not feasible
 - b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features such as rain garden planter boxes to the rear of proposed development


Comhairle Chontae Atha Cliath Theas

PR/0697/22

Record of Executive Business and Chief Executive's Order

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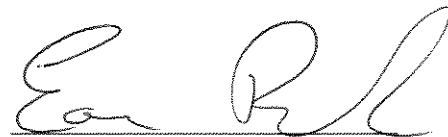
LOCATION: 17, St. Enda's Drive, Rathfarnham, Dublin 14



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: 7/6/22



Eoin Burke, Senior Planner