

Comhairle Chontae Atha Cliath Theas

PR/0726/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0159 **Application Date:** 14-Apr-2022
Submission Type: New Application **Registration Date:** 14-Apr-2022

Correspondence Name and Address: Jong Kim, AKM Design Unit 6, Kingswood Business Centre, 4075 Kingswood Road, Citywest, Dublin 24

Proposed Development: Retention of alterations to dwelling including single storey pitched roof extension to the rear; dormer attic extension to the front and rear roof; single storey extension to the front and internal changes to the layout and associated site works.

Location: 7, Mountdown Park, Dublin 12

Applicant Name: Billy Sheehan

Application Type: Retention

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.036 Hectares.

Site Description:

The site is located in an established residential area at Mount Down Park, a street located off Limekiln Road. The site contains a dormer style semi-detached dwelling in a mid-row location. The dwellings in the immediate vicinity are of similar design and with a mainly uniform building line.

Proposal:

The application for **retention** consists of the following:

- **Retention** of single storey pitched roof extension to the rear (35sq.m.).
- **Retention** of dormer attic extensions to the front and rear (77sq.m.).
- **Retention** of single storey front extension (1sq.m).
- **Retention** of associated site works.
- **Retention** of a total internal floor area of 113sq.m.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

SEA Sensitivity Screening

No overlap indicated.

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Consultations:

Irish Water – **Additional Information** recommended.

Surface Water Drainage – **Additional Information** recommended.

Submissions/Observations /Representations

A number of submissions in objection were received

Concerns raised relate to the following:

- Out of character with neighbouring dwellings in the vicinity.
- No. 7 now has a significant adverse impact on visual amenity.
- As currently constructed it is obtrusive to its immediate neighbours.
- Concerns regarding the existing sewer pipe which is connected to the councils sewerage system on the main road.
- Owners of houses upstream of No.7 have has to hire drainage companies to address blockages created by No.7.
- Raw sewage oozing up through numerous gardens is continuing which is a health hazard.
- No. 7 has built over a sewer access point at the rear.
- Sewerage system is now being compromised by the overdevelopment of the site.
- Concrete and waste concrete etc. is making its way into the drainage system as a result of the unauthorised works.
- Odour of foul water and effluent is pervasive.
- Separation distances between No.7 and the neighbouring No.5 have been compromised where there are now issues with overshadowing.
- Overdevelopment of the site, size, scale and overbearing impact of the building is having a significant adverse impact on neighbouring properties.
- The applicant seeking permission was issued an Enforcement Notice which is still live.
- Overlooking and overshadowing.
- There is a balcony to the front which contributes to overlooking.
- Devaluation of neighbouring properties in the vicinity.
- No permission was sought for an obtrusive high powered floodlighting system which is in regular use.
- Damage reported to neighbouring property while works were taking place.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

Relevant Planning History

SD16B/0230: 7, Mountdown Park, Manor Estate, Dublin 12.

Conversion of the existing garage which adjoins the house into a habitable room with a new bay window, a new utility and WC of 15sq.m to the rear of the garage, extension of the first floor dormer roof space over the existing garage comprising of 17sq.m of an additional bedroom and

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bathroom at first floor level, a new dormer window to the front and extensions of the dormer roof space to the rear and associated site and landscape works.

Decision: **GRANT PERMISSION.**

Adjacent sites

SD17B/0034: 21, Mountdown Park, Manor Estate, Dublin 12.

(1) Relocation of the front entrance door, from side facing to front facing, a window is to be installed in the existing side facing front door location. (2) The replacement of the existing flat roof dormer on the front elevation, with a pitched roof dormer, with increased width, (5m internal width). (3) The construction of a pitched roof dormer, on the rear elevation, (6.14m internal width). (4) The inclusion of a 1 roof window to the rear roof pitch.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

S8534: Live case remains open.

Pre-Planning Consultation

None indicated for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

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.

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).

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

House Extension Design Guide, South Dublin County Council Planning Department (2010) referenced in the South Dublin County Council Development Plan 2016-2022

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).

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Assessment

The main issues for assessment relate to the following:

- Zoning and Council Policy,
- Residential & Visual Amenity,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'To protect and/or improve residential amenity.' It is considered that the application for retention is permitted in principle subject to compliance with the SDCC Development Plan 206-2022.

Residential & Visual Amenity

Single storey rear extension (34sq.m.)

The extension has a pitched roof and is finished with parapet walls on either side to the adjoining properties. The elevation to the rear has a glazed gable component. At c.8.5m the extension extends the full width of the existing dwelling. The extension projects outwards from the main rear building line of the existing dwelling by c.4.5m. The ridge height of the extension measures c.4m and the parapet wall finish has a height of c.3.4m. It is noted that the applicant states in their cover letter submitted that the extension is similar to the plans submitted under SD16B/0230 however the roof was originally proposed to be a flat roof whereas now the application is seeking retention for a pitched roof. The extension integrates reasonably well with the character of the existing dwelling and with the character of the local area. The extension does not have a significant adverse impact on residential and visual amenity.

Front Dormer

At c.8.3m the front dormer spans almost the full width of the existing dwelling. It will be inset either side of adjoining properties by c.0.1m. The dormer projects outwards from the roof by c.3.6m and has a flat roof. The floor to ceiling height is c.2.7 metres making the dormer habitable.

The entire front dormer needs to be inset from the main gutter level so as to be visually more acceptable within the streetscape and avoid the impression of an extra storey. This inset only occurs on the southern side of the front dormer. Furthermore, the full length window on the front elevation of the front dormer is out of character with the predominant window form of front dormers in the street. This should be revised to a standard window to match the other windows on the front elevation. Further information is required on these issues.

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Rear Dormer

At c.8.5m the rear dormer spans the full width of the existing dwelling. The dormer projects outwards from the roof by c.3.6m and has a flat roof. The floor to ceiling height is c.2.7 metres making the dormer habitable. The extension integrates reasonably well with the character of the existing dwelling and with the character of the local area.

Single storey front extension

The flat roof extension is built to the boundary with the immediate adjoining neighbour to the north (No.9 Mount Down Park). It projects outwards from the main front building line by c.2.3m and spans a width of c.5.2m. It has a parapet height of c.2.6m. To comply with *Sc.4 Front Extensions* of the *SDCC House Extension Design Guide 2010* 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 should be avoided. In this instance although the front extension projects outwards from the main front building line by c.2.3m it is considered that the front garden is of an adequate size to accommodate the extension and to maintain a minimum driveway length of 6m as per the *SDCC House Extension Design Guide 2010*.

It is considered that the application seeking retention would not impact on the amenities of adjoining properties and the design elements are consistent with the pattern of development in the immediate area.

Services & Drainage

Both Irish Water and Surface Water Drainage have issued reports recommending **Additional Information** be requested. It is also noted a number of submissions have been made outlining concerns regarding drainage in the area and on the subject site.

An extract taken from the Irish Water report states the following:

1. Water

1.1 Submit a drawing showing the watermain layout for proposed development.

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

2. Foul

2.1 Carry out a CCTV Survey of foul drain/sewer network on site and submit CCTV report to Water Services of South Dublin County Council (SDCC). Such a CCTV survey shall be carried out in the presence of an SDCC official. Contact SDCC Water Services prior to CCTV survey being carried out to arrange for an SDCC presence on site during CCTV survey.

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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**.

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

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

1.1 Carry out a CCTV Survey of surface water network and submit CCTV report to Water Services of South Dublin County Council (SDCC). Such a CCTV survey shall be carried out in the presence of an SDCC official. Contact SDCC Water Services prior to CCTV survey being carried out to arrange for an SDCC presence on site during CCTV survey.

1.2 Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development

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.

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

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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.

Other considerations

Development Contributions

- Retention of residential extension 113sq.m.
- Assessable area is 113sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Retention of Residential Extension	113sqm
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.036ha

Conclusion

Request **additional information** on the front dormer and the issues relating to Surface Water and Irish Water requirements.

Recommendation

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

1. a) The applicant is requested to carry out a CCTV Survey of surface water & foul drain/sewer network on site and submit CCTV report to Water Services of South Dublin County Council (SDCC). Such a CCTV survey shall be carried out in the presence of an SDCC official. Contact SDCC Water Services prior to CCTV survey being carried out to arrange for an SDCC presence on site during CCTV survey.
b) The entire front dormer needs to be inset from the main gutter level so as to be visually more acceptable within the streetscape and avoid the impression of an extra storey. This inset only occurs on the southern side of the front dormer. Furthermore, the full length window on the front elevation of the front dormer is out of character with the predominant window form of front dormers in the street. This should be revised to a standard window to match the other windows on the front elevation. The applicant is requested to submit revised drawings accordingly.

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REG. REF. SD22B/0159

LOCATION: 7, Mountdown Park, 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: 8/6/22

Eoin Burke
Eoin Burke, Senior Planner