

Comhairle Chontae Atha Cliath Theas

PR/0752/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0169 **Application Date:** 21-Apr-2022
Submission Type: New Application **Registration Date:** 21-Apr-2022
Correspondence Name and Address: Bell Associates Bell Associates, Executive House,
Whitestown Road, Rush, Co. Dublin
Proposed Development: Construction of 2 storey
kitchen/dining/living/bedroom extension to side; Porch
extension to front; Detached garage to side and all
associated site works.
Location: 37, Pairc Mhuire, Saggart, Dublin
Applicant Name: Conor Brady and Cathrine Brady
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.0457 Hectares.

Site Description

The application site is located within the established Páirc Mhuire residential area and contains a semi-detached two storey dwelling. The surrounding streetscape of Páirc Mhuire is generally characterised by two storey dwellings of similar appearance and form. The subject site is located towards the end of a cul-de-sac with a uniform front building line.

Proposal:

Permission is being sought for the following:

- A front porch which projects approximately 1.5m out from the front elevation of the dwelling, has an approximate width of 2.35m and height of 3m, with a flat roof profile.
- A two storey extension to the side which projects approximately 5.5m out from the western elevation of the existing dwelling, has an approximately length of 7m and an approximate height of 7.43m with a pitched roof profile to match that of the existing dwelling.
- The proposed development will result in an increase in the gross floor area of the dwelling by approximately 74.1 sq m and an amended layout comprised of an entrance hallway, toilet, living room, family room and kitchen/living.dining room at ground floor level and 4 No. bedrooms (one of which is ensuite) and a family bathroom at first floor level.

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- Provision of a single storey detached shed structure (30 sq m) adjacent to the western elevation of the dwelling, with a flat roof profile that has an approximate height of 3m.
- All ancillary site works above and below ground.

Zoning:

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

Consultations:

Drainage and Water Services Section – Additional Information required.

Irish Water – Additional Information required.

Roads Section – No objection, subject to conditions.

Parks and Public Realm Section – No objection, subject to conditions.

SEA Sensitivity Screening

Overlap is indicated with the following SEA environmental layers:

- Areas of Archaeological Potential – Saggart Architectural Conservation Area.
- Records of Monuments and Places 2016 – Saggart Village (No. 021-034) and Fulacht Fia (021-094).

Submissions/Observations /Representations

Submission expiry date – 25th May 2022.

No submissions or objections received.

Relevant Planning History

No recent Planning History recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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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.

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).

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 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Avoid 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.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*

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- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *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 or 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*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines:

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

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

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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).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Vehicular Access and Parking.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

Zoning and Council Policy

The extension to an existing dwelling comprised of a front porch extension, two storey side extension, ancillary garage and alterations to the elevations of an existing dwelling is consistent with the principle of the 'RES' zoning objective, subject to its design 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 South Dublin County Council House Extension Design Guide (2010).

Visual and Residential Amenity

Each element of the proposed development shall be assessed individually below, having regard to the relevant policy and guidance contained within the South Dublin County Development Plan 2016-2022, the South Dublin House Extension Design Guide (2010) and the potential impact on the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape.

Front Porch

The proposed development includes the provision of a front porch which projects 1.5m out from the front elevation of the dwelling, has an approximate width of 2.35m and height of 3m, with a flat roof profile.

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In relation to extensions to the front of dwellings, the South Dublin House Extension Design Guide (2010) states that:

'Avoid 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'.

It is considered that the proposed front porch does not significantly alter the streetscape or impact the visual amenity of the area. Furthermore, it is noted that a driveway length of c.8m is retained, despite the introduction of the front porch. The design of the proposed front porch adheres to the content of the House Extension Design Guide (2010) and is therefore considered acceptable to the Planning Authority.

Two Storey Side Extension

The proposed development includes the provision of a two storey extension to the side which projects approximately 5.5m out from the western elevation of the existing dwelling, has an approximately length of 7m and an approximate height of 7.43m with a pitched roof profile to match that of the existing dwelling.

Having regard to the public realm adjacent to the western boundary of the subject site and the separation distance of c. 15m between the rear elevation of the two storey side extension and the blank side elevation of No. 36 Páirc Mhuire, it is considered that the proposed side extension will not adversely impact the visual and residential amenity of adjoining properties and the surrounding streetscape. The continuation of the pitched roof profile is welcomed as it will retain the visual appearance of the roof profile along Páirc Mhuire.

However, a concern arises regarding the lack of the passive surveillance of the adjacent public realm presented by the blank western elevation. Policy H12 Objective 2 of the Development Plan states that:

'To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development'.

Having regard to Policy H12 Objective 2 and the public realm adjacent to the western boundary of the subject site, it is considered appropriate that ADDITIONAL INFORMATION should be sought to require the re-design of the proposed development to include at least one window at first-floor level to the side (western) elevation, as it would result in increased passive surveillance to the adjacent public realm.

It is noted that sufficient private amenity space for a four bedroom dwelling is retained to the rear of the existing dwelling, in line with Table 11.20 of the South Dublin County Development Plan 2016-2022.

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Single Storey Shed

The proposed development includes the provision of a single storey shed structure adjacent to the western elevation of the dwelling. The shed has a flat roof profile with a maximum overall height of 3m and an irregular shape to match the western and southwestern subject site boundaries which it directly abuts.

Vehicular Access and Parking

The Report of the Roads Department indicates no objection to the proposed development, subject to the following conditions:

- The vehicular access points shall be limited to a width of 3.5 meters. Prior to commencement the applicant shall submit a revised layout showing a 3.5m wide access
- The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- Any gates shall open inwards and not out over the public domain.
- All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

Drainage and Water Services

The Report of the Drainage and Water Services Department indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- 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.

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- 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.

The Report of Irish Water indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- The proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater Infrastructure require 3m clear distance from a sewer 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.
- 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.

Parks and Public Realm

The Report of the Parks and Public Realm Section indicates no objection to the proposed development, subject to the following conditions:

- Prior to the commencement of Development, a landscape plan and associated planting plan shall be submitted to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The Landscape Plan shall be implemented in full, within the first planting season following completion of the development. The Landscape Plan to include a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should contain pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020).
- 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

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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.

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.

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 consists of a domestic extension and minor alterations to the elevation of the existing dwelling. 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	74.1 sq m
Previous Extension	0 sq m
Assessable Area	34.1 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	74.1 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0457 Ha

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Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, the proposed development is consistent with the proper planning and sustainable development of the area. However, it is noted that concern has arisen regarding the proximity of the proposed development to a public wastewater sewer which requires a 3m separation distance. It is considered that a concern of this nature is too significant to overcome by way of the condition and, as such, Additional Information is required to allay the concerns.

Recommendation

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

1. Re-design

The Applicant is requested to provide amended elevational and plan drawings demonstrating the addition of at least one window to the western elevation at first floor level of the proposed two storey side extension, as it would result in increased passive surveillance to the adjacent public realm.

2. Irish Water

The Report of Irish Water has indicated a concern that the proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater Infrastructure require 3m clear distance from a sewer of this size. The Applicant is therefore requested to 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 Applicant is also requested to provide details of the outcome of this engagement with Irish Water's diversions and, if necessary, provide a complete set of drawings showing any resulting amendments to the proposed development.

3. Drainage and Water Services Infrastructure

The Applicant is requested to provide the following information in relation to the proposed drainage and water services infrastructure for the proposed development:
(a) 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.

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- (b) 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@sdublincoco.ie.
- (c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

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REG. REF. SD22B/0169

LOCATION: 37, Pairc Mhuire, Saggart, Dublin

Colm Harte

**Colm Harte,
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:

15/6/22


Eoin Burke, Senior Planner