

Comhairle Chontae Atha Cliath Theas

PR/0814/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0131 **Application Date:** 03-May-2022
Submission Type: New Application **Registration Date:** 03-May-2022

Correspondence Name and Address: William Doran 7, St. Marys Road, Ballsbridge, Dublin 4.

Proposed Development: Conversion of existing two storey extension (Ref. SD07B/0404) to a one bedroom dwelling with new vehicular driveway to front to serve existing house and relocate existing vehicular driveway to serve new house at front and side.

Location: 64, Oatfield Avenue, Clondalkin, Dublin 22

Applicant Name: Stephen Proudfoot

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 20/06/2022

Site Area: 0.036 ha

Site Description:

The site comprises of a two-storey semi-detached dwelling within an established residential estate. The rear garden area is entirely surrounded by rear gardens of adjacent residential properties. The semi-detached house is located close to the junction of Oatfield Avenue and Wheatfields Grove and is opposite a large area of open space, comprising part of the Collinstown Park. The streetscape of Oatfield Avenue is characterised by semi-detached dwellings of similar form and appearance, set back from the street.

Proposal:

- Conversion of existing two storey extension (Ref. SD07B/0404) to a one bedroom dwelling with
- new vehicular driveway to front to serve existing house and relocate existing vehicular driveway to serve new house at front and side.

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Zoning:

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

Consultations:

Surface Water Drainage – Further Information required.

Irish Water – No objection subject to standard conditions.

Roads Department- No objection subject to standard conditions.

SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

None for subject application.

Relevant Planning History

SD11A/0105- Refused Permission for a single storey detached structure in garden at rear for use as Sessional Playschool and all associated site works.

SD10A/0250 – Refused Permission to Construct a montessori school at the rear of no.64 for sessional times, 9:30am to 12:30, and 1pm to 4pm.

SD07B/0404 – Permission granted for construction of a two-storey extension to side, single storey extension to front, and single storey extension to rear of the existing dwelling, and installation of four rooflights to the proposed rear extension and two rooflights to the rear and one rooflight to the side elevation of the existing house. Development completed.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject proposal.

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

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

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Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high-quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H13 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

Policy H14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

Policy H15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

H17 Objective 2:

To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

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H17 Objective 6:

To support the subdivision of houses in suburban areas that are characterised by exceptionally large houses on relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity.

Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

Policy H17 Residential Consolidation

Policy H17 Objective 3:

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (i) Infill Sites

Section 11.3.2 (ii) Corner/Side Garden Sites

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

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(iv) Dwelling Sub-Division And Upper Floors

Dwelling sub-division and 'over the shop' accommodation should accord with the relevant guidelines and standards contained in this Development Plan relating to apartments and contribute positively to the established character and amenities of the area. The design of 'over the shop' housing should include mitigation measures to address possible sources of external noise. A separate, distinctive point of entry with an identifiable address should also be provided. Dwelling sub-divisions should preserve the established character and amenities of the area.

At the discretion of the Planning Authority and subject to appropriate safeguards to protect residential amenity, reduced internal space, open space and car parking standards may be considered in exceptional circumstances for dwelling subdivisions or 'over the shop' accommodation, subject to compensating amenity features that maintain the residential amenities of the development and/or the area.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

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Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

Section 11.6.1 (i) Flood Risk Assessment
Section 11.6.1 (ii) Surface Water
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)
Section 11.6.1 (iv) Groundwater
Section 11.6.1 (v) Rainwater Harvesting
Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings
Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

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 (2008).

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, (2008)

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

'General storage space should be provided on each floor, preferably accessible from circulation areas but not so placed as to encroach on circulation space or to impede free movement.'

Urban Development and Building Heights: Guidelines for Planning Authorities, (2018).

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

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Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Vehicular entrance,
- Services and drainage and Flood Risk.

Zoning and Council Policy

The site is located in an area zoned 'RES' '*To protect and/or improve Residential Amenity.*' Residential development is permitted in principle under Zoning Objective 'RES' subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for dwelling sub-division.

The following objectives are noted within the existing South Dublin County Council Development Plan 2016 – 2022; *2.4.0 Residential Consolidation – Infill, Backland, Subdivision & Corner Sites:*

H17 Objective 2:

To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

H17 Objective 6:

To support the subdivision of houses in suburban areas that are characterised by exceptionally large houses on relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity.

Residential and Visual Amenity

Visual Amenity

It is noted that the proposal is a dwelling for sub-division, and therefore the visual impacts are minimal in this regard. In addition, the proposal would not change the character of the area that faces an open green space to the east. The proposal is located at the southern end of Oatfield Avenue and is moderately visible from the rear gardens of Wheatfields Grove to the west.

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Proposed Dwellings

The proposed development constitutes the subdivision of an existing dwelling serving a semi-detached two-storey dwelling on a side garden site. Dwelling sub-divisions should preserve the established character and amenities of the area. Although the assessment of this proposal is in context to the current County Development Plan, it is subject to compliance with detailed policy provisions in relation to the design that will be considered below.

Dwelling size

The proposed one-bedroom dwelling is 81.3m which is above the minimum size of one-bedroom homes as set out in Table 11.20 Minimum Space Standards for Houses in the Development Plan provisions and is acceptable in this context.

Amenity space

The proposed dwelling provides circa. 50sq.m of private rear open space, the minimum private open space requirement in the County Development Plan is 48sq.m for a one-bedroom house. In this sizeable sub-divided site, the minimum standard is comfortably achieved. Furthermore, the adjoining property (No. 64) on this existing ample site has sufficient rear garden space at 99sq.m. In this context, it is considered that the proposed development would provide adequate residential amenities for future occupants of the three-bed dwelling, which would comply with the Development Plan provisions.

Rooms sizes

This proposal contains the main bedroom on the entire first floor of the proposed dwelling. In addition, the proposal includes a walk-in wardrobe on the west side of the first floor, giving the whole bedroom space 22sq.m in total. The main bedroom area provides ample space *per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). The proposal is consistent with the minimum standards that are considered acceptable.

It is noted from the submitted drawing that the walk-in wardrobe could be construed as a second bedroom. However, the Planning Authority has assessed the dwelling as a one-bedroom house only. Therefore, a **condition** shall attach stating that the dwelling shall remain as a one-bedroom dwelling as outlined in the submitted plans.

Storage

It is noted that adequate 3sq.m storage has not been sufficiently provided for a one-bedroomed dwelling and therefore it is not consistent with the minimum storage standards for houses (*Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007*).

“General storage space should be provided on each floor, preferably accessible from circulation areas but not so placed as to encroach on circulation space or to impede free movement.” The

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applicant is requested by **further information** to submit revised drawings that comply with the above minimum storage standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).

Living/Kitchen dining area

The living room area should reach 11sq.m in a dwelling designed to accommodate one or more persons *per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). It is noted that the living/dining room reaches 10.54sq.m, which is not sufficient for quality living space. The aggregate living space is also required at 23sq.m, however, this is also not reached with the kitchen reaching 7.25 sq.m. The applicant is requested by **further information** to submit revised drawings that comply with the above minimum house standards (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).

Overlooking & Overbearing impact

The proposed dwelling shall not result in any undue overlooking. The proposal was permitted with an existing two storey extension (Ref. SD07B/0404)

Boundary Treatment

The submitted drawings do not outline how the dwellings will use separated boundary treatments from adjacent sites No. 61 and No. 61A that would comply with Section 11.3.1 Residential (v) Privacy of the South Dublin County Council Development Plan 2016-2022. Therefore, the applicant is requested **further information** to outline the proposed boundary treatment.

Parking is proposed to the front of the existing and proposed dwelling; the applicant proposes to use a shared vehicular entrance; this shall be assessed below by the Roads Department.

Vehicular Entrance

The Roads Department have no objections and state the following:

The proposed new vehicular entrance has a width of 3000mm. The grass verge in front of this proposed entrance contains a utility access cover. The applicant should take any necessary measures to ensure the cover is secure/reinforced for vehicular traffic. There is also a mature tree in the grass verge which should be protected during any construction works.

The following conditions are proposed:

1. The existing and proposed vehicular access points shall be limited to a width of **3.5 meters**.
2. 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.

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3. 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.
4. It is noted that there is a utility cover in the vicinity of the proposed access, the applicant shall make any necessary arrangement with the correct utility provider if the proposed works going to impact on these assets.
5. A distance of **600mm** shall be maintained between the footpath and tree located in the grass verge in order to protect the tree.
6. Any gates shall open inwards and not out over the public domain.
7. 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.

The above conditions will apply in the event of a grant of permission.

Services & Drainage and Flood Risk

Water Services has requested Further Information and states the following:

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 & crosssectional 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.

Conclusion

Having regard to the reports from the SDCC Water Services Department it is considered that the information is required by Additional Information for clarity on drainage/foul systems proposed. Regarding Irish Water, standard conditions are proposed re connection agreement.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The subject development is located within an established residential area and comprises of a dwelling for subdivision.

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 retained 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 retained development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

- Noted from a site visit that work from previous Granted Permission SD07B/0404 has commenced, therefore 40sq.m allowance has been utilised.

Development Contributions Assessment Overall Quantum

Conversion to One Bed Dwelling: 81.3 sq.m
Assessable Area: 81.3 sq.m

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 81.3 sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.036 ha

Conclusion

Having regard to the subdivision of the existing dwelling, it is deemed appropriate to request additional information to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area.

Having regard to the proposed dwelling the Planning Authority has concerns that the development as proposed is not in compliance with the Development Plan policies / (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities

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2007). It is deemed appropriate to afford the applicant an opportunity to address the concerns in relation to design and surface water by Additional Information

Recommendation

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

1. Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings that comply with the minimum storage standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).
2. Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings that comply with the minimum Living Room / Aggregate Living Space standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).
3. Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings for the Boundary Treatment that comply with the 11.3.1 Residential (v) Privacy of the South Dublin County Council Development Plan 2016-2022.
4. The applicant is requested to:
 - 1.1 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 a revised drawing showing plan & crosssectional 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.
5. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022. In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

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REG. REF. SD22A/0131

LOCATION: 64, Oatfield Avenue, Clondalkin, Dublin 22

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: 27/6/22

Eoin Burke

Eoin Burke, Senior Planner