

Comhairle Chontae Atha Cliath Theas

PR/0812/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0130 **Application Date:** 03-May-2022
Submission Type: New Application **Registration Date:** 03-May-2022

Correspondence Name and Address: Liam Baker 19, Aranleigh Court, Grange Road,
Rathfarnham, Dublin 14.

Proposed Development: Three bedroom, detached house with new vehicular
access and dropped kerb; removal of existing timber
cabin to the rear of the plot.

Location: Plot adjacent to 30, Earlsfort View, Ronanstown,
Lucan, Co. Dublin, K78 XH22

Applicant Name: Miss Leanne Jacob

Application Type: Permission

Description of Site and Surroundings

Site Description

The subject is located in the side garden of No. 30 Earlsfort View, which is a detached dwelling located at the southern end of Earlsfort View, Ronanstown, Lucan, Co. Dublin. There is an existing single storey shed structure on the subject site (54 sq m), which is proposed for demolition as part of this Planning Application.

The site is bound to the north by No. 30 Earlsfort View, to the east by the internal road associated with Earlsfort View, the other side of which lies Ballyowen Park, to the south by a grass verge, footpath, cycle lane and Castle Road and to the west by No. 29 Earlsfort Vale.

The surrounding streetscape is generally characterised by residential dwellings of a similar architectural form and scale.

Site Area:

Stated as 0.0256 Ha.

Proposal

The proposed development is comprised of:

- Demolition of the existing single storey shed structure (54 sq m).
- A two storey detached house to be constructed in the side garden of No. 30 Earlsfort View. The proposed dwelling has an approximate Gross Floor Area of 103 sq m and is comprised of an entrance hallway, living room, utility room and kitchen/living area at ground floor level and 3 No. bedrooms and a family bathroom at first floor level. The proposed dwelling has a half-hipped roof profile with a ridge height of approximately 7.9m which appears to

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match that of adjacent dwellings along Earlsfort View. There is a single storey flat roofed element which projects approximately 3m out from the front of the proposed dwelling and has a parapet height of approximately 3m.

- All ancillary site works above and below ground, including but not limited to provision of a new vehicular access and off-street car parking spaces, front and rear gardens and drainage and water services infrastructure.

Zoning

The 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: Additional Information required.

Irish Water: No objection subject to conditions.

Parks and Public Realm: Additional Information required.

Roads: Additional Information required.

Transport Infrastructure Ireland: No objection.

Strategic Environmental Assessment:

No overlap indicated with relevant environmental layers.

Submissions/Observations/Representations

Final date for submissions/observations – 6th June 2022

None received.

Relevant Planning History

Subject Site

SD04B/0185 – No. 30 Earlsfort View, Lucan, Co. Dublin

Construct a 1st floor extension to side of existing dwelling, consisting of 1 bedroom and bathroom.

SDCC Decision: Grant Permission, subject to conditions.

Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None for this development.

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Relevant Policy in South Dublin County Development Plan 2016 – 2022

Section 2.3.0: Quality of Residential Development

Policy H11 Residential Design and Layout

Policy H11 Objective 1

Policy H13 Private and Semi-Private Open Space

Policy H13 Objective 3

Policy H14 Internal Residential Accommodation

Policy H14 Objective 1:

To ensure that all residential units and residential buildings are designed in accordance with the relevant quantitative standards, qualitative standards and recommendations contained in Sustainable Urban Housing: Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual and have regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007), particularly the standards and recommendations that relate to internal amenity/layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.

Policy H15 Privacy and Security

Policy H15 Objective 3

Policy H15 Objective 4

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

Policy H17 Residential Consolidation

Policy H17 Objective 1

Policy H17 Objective 2

Policy H17 Objective 5

Section 7.1.0: Water Supply & Wastewater

Policy IE1 Water & Wastewater

Policy IE1 Objective 7

Section 7.2.0: Surface Water & Groundwater

Policy IE 2 Surface Water & Groundwater

Policy IE2 Objective 5

Section 11.3.0: Land Uses

Section 11.3.1 (iv): Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v): Privacy

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Section 11.3.2: Residential Consolidation

Section 11.3.2 (i): Infill Developments:

Development on infill sites should meet the following criteria:

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*

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.*

Section 11.4.2: Car Parking Standards

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 (2009).

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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, (2009).

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

Wastewater Treatment and Disposal Systems Serving Single Houses Environmental Protection Agency (November 2009).

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

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009).

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

Assessment

The main issues for assessment are

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

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. New residential development is permissible in principle under this zoning objective. The proposed development is permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2016 – 2022, with specific reference to section 11.3.2 (ii) – 'Corner/Side Garden Sites'.

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Criteria for Corner/Side Garden sites

Under section 11.3.2 (ii) of the South Dublin County Development Plan 2016 - 2022, development on corner and/or side garden sites should meet certain criteria for development. These are assessed below:

“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 site is considered to be of sufficient size to accommodate an additional dwelling, in principle.

“The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,”

The proposed development projects approximately 4m forward of the front building line along Earlsfort View and is recessed approximately 3m back from the rear building line of No. 30 Earlsfort Drive to the north. In its present form, the proposed dwelling provides a rear amenity space of approximately 85 sq m. It is noted that table 11.20 of the Development Plan indicates that 60 sq m private open space is required for a 3 No. bedroom dwelling, such as the proposal. In this regard, it is considered that the proposed dwelling could be sited to match the building line along Earlsfort View, whilst retaining sufficient private amenity space. This could be achieved by way of a request for ADDITIONAL INFORMATION requiring the re-design of the proposed dwelling. It should be noted that, if the Applicant were to re-design the proposed dwelling to match the front building line along Earlsfort View, there is scope for the dwelling to be two full storeys as opposed to the current part one to part two storey design.

The proposed roof profile is half-hipped and matches that ridge height of adjacent properties along Earlsfort View.

Section 11.3.2 of the Development Plan also states that:

“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,”

The proposed development is similar to existing developments in terms of its architectural language. However, owing to the narrow plot width of the subject site the orientation of the proposed dwelling differs from others along Earlsfort View. Considering that the proposed dwelling would be located significantly closer to Castle Road than the existing dwelling, it is considered that the Side (southern) elevation would be a prominent one. The current design is considered to lack

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any articulation or visual interest, which is not considered to be acceptable. It is therefore recommended that a revised design for this elevation be sought, by way of further information.

“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”

The proposed development projects approximately 4m forward of the front building line. To provide a transition, the proposed dwelling steps down in height to a single storey with a flat roof projecting approximately 3m out from the two storey element of the dwelling. The proposed height matches that of adjacent properties along Earlsfort Drive.

“Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.”

The subject site is located towards the southern end of Earlsfort Drive with dual frontage onto Castle Road also. The side (southern) elevation includes two windows at first floor level, providing passive surveillance to the adjacent public realm along Castle Road. The front elevation includes 2 No. windows at first floor level and 1 No. window at ground floor level, providing passive surveillance onto Earlsfort View.

Overall, the proposed development is largely consistent with the policies and objectives set out in Section 11.3.2 of the Development Plan regarding residential consolidation. However, ADDITIONAL INFORMATION is required to align with the building line along Earlsfort View.

Visual Impact and Residential Amenity

The proposed development provides for a detached 2 No. storey three bedroom house with a half hipped roof profile and an estimated Gross Floor Area of 103 sq m.

It is noted that the rear boundary of the property directly adjoins the rear garden of No. 29 Earlsfort Vale and the public realm along Castle Road. However, owing to the orientation of the rear garden of No. 29 Earlsfort Vale and the 13m separation distance between the proposed dwelling and the rear boundary, it is considered that the proposed dwelling will not adversely impact the residential amenity of No. 29 Earlsfort Vale. Should the siting of the proposed dwelling be amended as previously suggested in this Report, it is considered that a sufficient separation distance could still be retained to the rear boundary, ensuring that no adverse impact will occur to the visual and residential amenity of adjacent properties.

It is noted that 2 No. windows are proposed to the northern elevation at first floor level and 1 No. window to the western elevation at first floor level. These windows do not appear to be to habitable spaces i.e., a bathroom and the hallway. As such, it is considered appropriate that should the

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Planning Authority be minded to Grant Permission, a CONDITION be attached requiring these windows to be subject to opaque glazing in the interests of preventing any undue overlooking to adjacent properties and protecting their residential amenity.

In relation to privacy, Section 11.3.1(v) of the Development Plan states:

'Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy.'

Having regard to the content of Section 11.3.1(v) of the Development Plan, the separation distance between the front and rear elevations of the proposed dwelling and the site boundary and the receiving context of the subject site, the siting of the proposed dwelling is considered acceptable.

Overall, the Planning Authority is satisfied that the proposed dwelling can be absorbed into the receiving context of the subject site with minimal impact on the visual and residential amenity of surrounding properties and the adjacent streetscape. However, a slight re-design of the proposal is required to fully comply with the content of Section 11.3.1 of the Development Plan.

Internal Layout of Proposed Dwelling

The internal layout and floor areas of the proposed dwelling generally accords with the recommendations in Chapter 5 of the '*Quality Housing for Sustainable Communities: Best Practice Guidelines (2007)*', regarding target areas for gross floor area and living areas.

However, it is noted that, the aggregate bedroom area appears to fall short of the minimum 36 sq m indicated in Table 5.1 of the '*Quality Housing for Sustainable Communities: Best Practice Guidelines (2007)*', where an aggregate of 36 sq m is required. The proposed 3 No. bedrooms appear to have an aggregate area of approximately 30.4 sq m. It is considered that a slight re-configuration of the internal layout is required to ensure the minimum aggregate bedroom area is met. This can be achieved by way of a request for ADDITIONAL INFORMATION.

Private Amenity Space

The existing property at No. 30 Earlsfort View would be sub-divided in order to provide for the proposed dwelling. In these circumstances, the Planning Authority is required to be satisfied that both the proposed dwelling and the existing dwelling would benefit from adequate residential amenity.

The minimum standard private open space for three bedroom house is 60 sq m, as outlined in Table 11.20 of the County Development Plan. The proposed development exceeds this requirement,

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providing approximately 85 sq m of private amenity space to the rear of the proposed dwelling. The adjacent dwelling at No. 30 Earlsfort View would retain a private amenity space of approximately 105 sq m.

Vehicular Access and Parking

The Roads Department have provided a Report which indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- Applicant to provide a drawing showing the proposed car parking arrangements for both the proposed dwelling and No. 30 Earlsfort View.
- Applicant to provide an AutoTRAK drawing showing how, when the boundaries have been altered, vehicular traffic enters/egresses:
 - The existing entrance.
 - The proposed new entrance.

Drainage and Water Services

The Drainage and Water Services Department and Irish Water have assessed the proposed development and indicated that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- 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.
- The applicant is required to submit a revised drawing showing plan & 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.

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Parks and Public Realm

The Parks and Public Realm Department have assessed the proposed development and indicated that the following ADDITIONAL INFORMATION is required:

- 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.
- 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).

Screening for 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 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 comprises of a single 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.

Conclusion

The proposed development is acceptable in principle having regard to the zoning objective of the subject site and the policies and objectives of the South Dublin County Development Plan. However, ADDITIONAL INFORMATION is required in relation to the access and parking arrangements, the landscape proposal and the drainage and water services infrastructure to facilitate a complete assessment of the proposed development.

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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 site layout, plan, elevational and sectional drawings demonstrating:

(i) The siting of the proposed dwelling to match the front building line along Earlsfort View;

(ii) Revision to the design of the southern side elevation (facing Castle Road) to provide improved articulation and visual interest;

(iii) The reconfiguration of the internal layout at first floor level to ensure the minimum aggregate bedroom area of 36 sq m is achieved in line with Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007)

2. Vehicular Access and Parking

The Applicant is requested to provide the following information in relation to the vehicular access arrangements and parking for the proposed dwelling:

(i) A drawing showing the proposed car parking arrangements for both the proposed dwelling and No. 30 Earlsfort View.

(ii) An AutoTRAK drawing showing how, when the boundaries have been altered, vehicular traffic enters/egresses:

- The existing entrance.

- The proposed new entrance.

3. Drainage and Water Services

The Applicant is requested to provide the following information in relation to the drainage and water services infrastructure design for the proposed dwelling:

(i) 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.

(ii) The applicant is required to submit a revised drawing showing plan & 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:

- At least 5m from any building, public sewer, road boundary or structure.

- Generally, not within 3m of the boundary of the adjoining property.

- Not in such a position that the ground below foundations is likely to be adversely affected.

- 10m from any sewage treatment percolation area and from any watercourse / floodplain.

- Soakaways must include an overflow connection to the surface water drainage

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network.

4. Landscape

The Applicant is requested to provide the following information in relation to the landscape design for the proposed dwelling:

(i) 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 which can be found at the following link:

<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

(ii) A landscape plan and associated planting plan for the proposed development, to include details of hard and soft landscaping and the boundary treatments. 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).

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/0130

**LOCATION: Plot adjacent to 30, Earlsfort View, Ronanstown, Lucan, Co. Dublin, K78
XH22**

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, Senior Planner