

Comhairle Chontae Atha Cliath Theas

PR/0819/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0187 **Application Date:** 04-May-2022
Submission Type: New Application **Registration Date:** 04-May-2022
Correspondence Name and Address: Kieran Rush & Louise Dockry 24, Templeville Road,
Dublin 6w
Proposed Development: Retention for single storey home office/gym;
Permission for a new two storey extension to the rear.
Location: 24, Templeville Road, Dublin 6w
Applicant Name: Kieran Rush & Louise Dockry
Application Type: Permission and Retention

(COS)

Description of Site and Surroundings

Site Area: stated as 0.01 Hectares on the application form.
Site Visit: 19th of May 2022.

Site Description

The subject site is located on Templeville Road within an existing housing estate in Templeogue Village. The site consists of a two storey, semi-detached dwelling. A single storey detached structure is located at the rear of the property, which is proposed for retention as part of the subject application. The streetscape consists of housing of a similar form and character.

Proposal

Retention permission is being sought for a single storey home office/gym; Permission for a new two storey extension to the rear.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – no report received at the time of writing this report.
Irish Water – no report received at the time of writing this report.
Roads Department – no objection.

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SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

None.

Adjacent and surrounding sites

SD16B/0422 No. 26 Templeville Road

Demolition of rear conservatory and removal of chimney stack; construction of a part two storey, part single storey flat roof extension with roof lights to the rear, a new hipped lean-to roof to the front over new bay window, new front entrance porch and existing garage projection, widening of vehicular entrance piers to 3.5m with new entrance gates and all associated site works. **Permission granted.**

SD18B/0363 No. 20 Templeville Road

Alterations to existing dwelling, conversion of garage to habitable room, two storey extension to the side, two storey extension to the rear, attic conversion with dormer window to the rear, widening of existing driveway to 3.5m and all associated site works. **Permission granted.**

SD21B/0350 No. 73 Templeville Drive (adjoining the rear of the subject site)

First floor extension to the side along with attic conversion complete with new dormer window to the rear; single storey extension to the rear along with a new tiled roof to the conservatory and all associated site works. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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:

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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 11.2.7 Building Height

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 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including rear 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.*

Rear extensions

- *Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*

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- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

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).

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;
- Access and Parking;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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Visual and Residential Amenity

Retention of a single storey home office/gym

The structure for retention is a detached building located at the rear of the subject site. The building has a pitched roof and is approx. 4.5m in overall height. The building is approx. 36sq.m in size and measures approx. 7.8m by 5.7m. It has doors and a window on the north-eastern elevation, facing the house onsite. The external materials are render and roof tiles that match the existing house. It is setback from the eastern side boundary by approx. 0.7m and the western side boundary by approx. 1.2m. It is approx. 2.9m to 4.1m from the rear boundary.

The stated use of the structure is for a home office/gym. No drawings of existing services on the site have been provided. The outbuilding should be incidental to the existing dwelling and should not be used as a separate living dwelling. A wc would not be accepted in this structure. A **condition** should be attached to any grant of permission stating that the use must remain ancillary to the main dwelling, and it is not to be used for separate living accommodation or commercial purposes.

Given its scale and location, the development does not have a significant adverse impact on the residential amenity of adjoining and surrounding properties and would be considered visually acceptable.

Permission for a new two storey rear extension

The proposed development would also involve the construction of a two storey rear extension. This would extend approx. 5.7m from the existing rear building line of the house. It would provide for a family room at ground floor level and a bedroom with wc and wardrobe at first floor. The proposed bedroom would meet the minimum floorspace requirements of the County Development Plan.

The extension would have a flat roof. The House Extension Design Guide states for rear extensions to match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area. Given the location of the rear extension it would be visible from the public road and surrounding area. The eaves of the proposed extension would be higher than the eaves of the existing house.

It is noted that the proposed extension would be a similar height and form to the permitted two storey rear extension at No. 26 Templeville Road (permitted under Reg. Ref. SD16B/0422). However, the house at No. 26 has been built out to the side so that this rear extension is not highly visible from the streetscape. Whereas the proposed extension the subject of this application would be located behind the single storey garage and would therefore be more visible from the streetscape.

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It is considered that the proposal will result in a visual obtrusive extension in context to its surroundings and does not comply with the South Dublin House Design Guidelines. The proposal is built above the eaves height of the existing dwelling and does not integrate with the existing hipped roof profile and is considered obtrusive in scale and design to the main dwelling. The applicant should be requested to revise the rear extension so that it matches or complements the shape and slope of the roof of the existing house. **This can be addressed via additional information.**

There would be no first floor windows on the western elevation facing No. 26 Templeville Road. There would be a first floor high level window to a wc on the eastern elevation. This should be made opaque to mitigate against overlooking. This can be **conditioned** in the event of a grant of permission.

Rear amenity space

After the proposed development sufficient rear amenity space would remain for the house.

Access and Parking

No changes to access and parking. The Roads Department have no objections.

Services and Drainage

No reports were received by Water Services and Irish Water at the time of writing this report. Nevertheless, there is no existing Irish Water infrastructure in close proximity to the proposed development. The standard surface water management **condition** should be attached in the event of a grant of permission.

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 applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a detached home office/gym and an extension to an existing dwelling.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

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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

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. It is considered that the proposed rear extension will result in a visual obtrusive extension in context to its surroundings and does not comply with the South Dublin House Design Guidelines. The proposal is built above the eaves height of the existing dwelling and does not integrate with the existing hipped roof profile and is considered obtrusive in scale and design to the main dwelling. The applicant is requested to revise the rear extension so that it matches or complements the shape and slope of the roof of the existing house. A full set of revised drawings should be submitted.

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REG. REF. SD22B/0187

LOCATION: 24, Templeville Road, Dublin 6w

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:

28/6/22


Eoin Burke, Senior Planner