

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0209 **Application Date:** 12-May-2022
Submission Type: New Application **Registration Date:** 12-May-2022
Correspondence Name and Address: Paul Tighe 1, Liffey Wood, Liffey Valley Park, Lucan, Co. Dublin
Proposed Development: Single storey extension to rear and side of existing dwelling.
Location: 1, Liffey Wood, Liffey Valley Park, Lucan, Co. Dublin
Applicant Name: Paul Tighe
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area
0.027 Ha.

Site Description

The site accommodates a semi-detached house with hipped roof and single-storey side extension under lean-to roof, which also forms a canopy roof over the front door. This is a corner site, and the boundary treatment is a low wall to front, which raises up to approx. 2 metres in height at the front building line.

The house backs onto a house on Liffey Rise. The depth of the rear gardens here is approx. 10-11 metres. The adjoining mid-terrace house (No. 3 The Rise) has a narrow plot of approx. 4 – 4.5 metres.

Proposal:

Single storey extension to rear and side of existing dwelling.

Zoning:

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

Consultations:

Environmental Services: No report received.

Irish Water: No report received.

Roads: Additional information requested.

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD21B/0186 Single storey extension to rear and side of existing dwelling. **Grant Permission**

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site

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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

South Dublin County Council House Extension Design Guide (2010)

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential amenity and visual impact
- Water Services
- Roads
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity.*' The development of an extension or alteration to a dwelling is permitted in principle 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.

Residential Amenity and Visual Impact

It is noted that Planning Permission was previously granted for a side and rear extension, following a request for additional information. The table below sets out the scale of the current versus approved proposal:

	Height	Length	Width	Side passage
Current	2.96m, rising to 4.30m in part	6.625m at south elevation 4.57m at north elevation (with 0.6m gap from main house)	8.29m	1.935m to south At north boundary
Approved	2.7m to 3.6m	5.15m at north boundary 7.205m at south boundary	8.29m	1.935m to south At north boundary

The southern portion of the proposed extension would have a flat roof, would be 2.96m height and would not be visible from the front and would therefore have less of a visual impact than the approved extension – this element is not in close proximity to existing residential properties and would therefore not have any impacts on residential amenity.

The northern portion of the extension would increase in height from 2.7m to 3m along the boundary of No3. This is not considered acceptable due to the proximity to the boundary. It is noted that this element of the extension would have a monopitch roof, rising above the sill of the first-floor

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

windows at the highest point. In order to accommodate this, the applicant has set the extension off the building at first floor by 0.6m. The Planning Authority has concerns regarding this element of the proposal in terms of the impact on the residential amenity of both No3 and the application dwelling and also the visual impact created by the monopitch element set off from the main house. The applicant is, therefore, requested to submit revised plans indicating:

- A height of no more than 2.7m along the boundary with No3
- If the monopitch element is retained, the highest part shall be no higher than the first-floor sill of the existing bathroom
- The monopitch element shall meet the main dwelling and the gap will be omitted.

The applicant should note that an alternative roof design may be acceptable provided the height along the boundary with No3 is reduced.

Additional information is requested to address these changes.

Water Services

No reports have been received from Water Services or Irish Water.

It is noted that for the previous application, there were concerns regarding the proximity of the proposed extension to the 225mm surface water pipe. At the additional information stage, it was noted in the officer's report that *"this issue arose for a neighbouring property to the rear, and the nearby sewer was discovered to be 1.2m from the property boundary. The applicant states that, with a separation distance of 1.9m inside the boundary to their proposed extension, the 3m requirement is being met. It is also proposed to lower the foundations to a depth of 1500mm below ground, in order to ensure there is no loading in the event that the sewer is closer to the property boundary in this location"*. The applicant is requested to clarify via **additional information** that this separation distance is being maintained and that lower foundations are also proposed in this instance.

Roads

The Roads Department has requested **additional information** as follows:

1. The applicant is requested to submit a revised layout of not less than 1:200 scale showing the vehicular access points limited to a width of 3.5 meters.

It is noted that the layout plan indicates a widened driveway. The description of development submitted only refers to a rear and side extension and does not refer to widening the driveway or any associated site works with the proposed development.

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

The applicant is therefore requested via **additional information** to:

- Remove the widened access from the plans or
- Provide revised notices indicating this element of the development
- Should the applicant seek permission for a widened driveway, then the details of the request from the Roads Department should also be submitted.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

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 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.

Conclusion

It is acceptable in principle to provide for a rear extension here. The proposed rear extension would however have an overbearing visual impact in particular on the adjoining plot (No. 3). The applicant is also requested to clarify details regarding the proximity to the surface water pipe and the proposed access widening.

Recommendation

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

1. The Planning Authority has concerns regarding the impact of the proposal on the residential amenity of both No3 and the application dwelling and also the visual impact created by the monopitch element set off from the main house. The applicant is, therefore, requested to submit revised plans indicating:

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

- A height of no more than 2.7m along the boundary with No3
 - If the monopitch element is retained, the highest part shall be no higher than the first floor sill of the existing bathroom
 - The monopitch element shall meet the main dwelling and the gap will be omitted.
- The applicant should note that an alternative roof design may be acceptable provided the height along the boundary with No3 is reduced.
2. It is noted that for the previous application, there were concerns regarding the proximity of the proposed extension to the 225mm surface water pipe. At the additional information stage it was noted in the officer's report that this issue arose for a neighbouring property to the rear, and the nearby sewer was discovered to be 1.2m from the property boundary. The applicant states that, with a separation distance of 1.9m inside the boundary to their proposed extension, the 3m requirement is being met. It is also proposed to lower the foundations to a depth of 1500mm below ground, in order to ensure there is no loading in the event that the sewer is closer to the property boundary in this location. The applicant is requested to clarify that this separation distance is being maintained and that lower foundations are also proposed in this instance.
 3. It is noted that the layout plan indicates a widened driveway. The description of development submitted only refers to a rear and side extension and does not refer to widening the driveway or any associated site works with the proposed development. The applicant is therefore requested to:
 - Remove the widened access from the plans OR
 - Provide revised notices indicating this elements of the developmentShould the applicant seek permission for a widened driveway, then the applicant is requested to submit a revised layout of not less than 1:200 scale showing the vehicular access points limited to a width of 3.5 meters.

Comhairle Chontae Atha Cliath Theas

PR/0840/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0209

LOCATION: 1, Liffey Wood, Liffey Valley Park, Lucan, Co. Dublin



Sarah Watson
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: 6 July 2022


Colm Harte,
Senior Executive Planner