

# Comhairle Chontae Atha Cliath Theas

**PR/0850/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0210      **Application Date:** 12-May-2022  
**Submission Type:** New Application      **Registration Date:** 12-May-2022

**Correspondence Name and Address:** OC Architects and Design 67, Ranelagh Village,  
Dublin 6

**Proposed Development:** Single storey pool house extension to the side of the  
existing dwelling with rooflight, external hard and soft  
landscaping and all associated drainage and site works

**Location:** Glinwood, Upper Whitechurch Road, Rathfarnham,  
Dublin, 16

**Applicant Name:** Tom Moran

**Application Type:** Permission

(COS)

### **Description of Site and Surroundings**

Site Area: stated as 1.8172 Hectares on the application form.  
Site Visit: 15<sup>th</sup> of June 2022.

### **Site Description**

The subject site is located off Whitechurch Road. The site is irregular in shape. The site consists of a 3 storey dormer over basement dwelling in the west of the site with vehicular access via a shared access off Whitechurch Road to the north. There are a few outbuildings associated with this house. There is also a two storey smaller house in the east of the site with separate vehicular access off Whitechurch Road to the east. The site is bisected by the Whitechurch Stream which runs in a south to north direction through the site. The houses are separated by this watercourse. There are existing mature trees and vegetation in the site, including along the stream.

### **Proposal**

Permission is being sought for the construction of a single storey pool house extension to the side of the existing dwelling with rooflight, external hard and soft landscaping and all associated drainage and site works.

### **Zoning**

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

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### **Consultations**

Water Services – additional information requested.

Irish Water – no report received at the time of writing this report.

Roads Department – no objection.

Heritage Officer – no report received at the time of writing this report.

H.S.E. Environmental Health Officer – additional information requested.

SEA Sensitivity Screening – the site is proximate to the following Record of Protected Structures:

- No. 352 Cross Base Fragment (Opposite Whitechurch New Church) (RM)
- No. 354 Whitechurch Church of Ireland, Rathfarnham, Stone Church, School, Graveyard & Gateway.

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

#### ***Subject site – Subject house***

SD07A/0402

Retention of amendments and alterations to previously permitted detached 7 bedroom, 3 storey dormer over basement dwelling (Reg. Ref. SD06A/0196 and SD05A/0365) as follows: relocation of permitted dwelling c.5 metres to the west; permitted floor level heights increased as follows : basement + c 1.232m, ground floor +c 1.32m, 1st floor +c 1.62m, 2nd floor +c 1.92m; overall roof ridge height increased by c.1.504m to c.66.844m (previously 65.34m); addition of c. 161.2sq.m. of residential floor space comprising the following +c 30.3sq.m. at basement level, +c 19.4sq.m. at ground floor level, +c 42.1sq.m. at 1st floor level, +c 69.4sq.m. at 2nd floor level; elevational changes including window, door, roof, and chimney re-design and alternative facade treatment; use of rear (west) flat roof at 1st floor level as roof terrace; changes to room layouts and an additional bedroom at 2nd floor; relocation of bio-cycle effluent treatment system unit within site; revised road layout; additional tree planting, landscaping and ancillary site development works; total gross floor area of modified dwelling to be c 1385.8sq.m. (previously 1224.6sq.m. under Reg Ref SD06A/0196). **Permission for retention granted.**

SD06A/0196

Amendments and alterations to previously granted dwelling, PL. Ref. SD05A/0365 namely (a) new detached 7 bedroom 3 storey dormer over basement residential dwelling; (b) upgrade existing vehicular entrance onto Whitechurch Road; (c) the provision of a Bio-Cycle effluent treatment system; (d) landscaping, boundary treatment works and all associated site development works. The

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amendments include relocation of the dwelling on the site, provision of basement garaging and minor elevational changes. **Permission granted.**

SD05A/0365

(a) New detached 7 bedroom 3 storey dormer over basement residential dwelling; (b) upgrade existing vehicular entrance onto Whitechurch Road; (c) the provision of a bio-cycle effluent treatment system; (d) landscaping, boundary treatment works and all associated site development works. **Permission granted.**

SD02A/0708 & ABP Ref. PL06S.202087

1.75ha site (a protected structure - RPS Ref: no. 229 and a recorded monument ref: No. DU022-031) for the construction of a new detached 7 no. bedroom two storey over basement residential dwelling. Vehicular and pedestrian access to the site will be provided off Upper Whitechurch Road. The proposal also consists of the provision of a two storey dormer 2 no. bedroom residential unit linked to the proposed new dwelling; the demolition of the existing two storey derelict residential dwelling on site (a protected structure); the provision of 3 no. car ports; the provision of a bio-cycle effluent treatment system, storage areas, internal road, tennis court, landscaping, boundary treatment works, new entrance gates and all associated site development works. **Permission refused by SDCC and ABP.**

S02A/0130

Demolition of existing dwelling and construction of new detached dwelling comprising of two storeys over basement with attic storage, construction of detached single and two storey dormer outbuilding with accommodation, 3 no. car- ports and storage, also tennis court, bio-cycle treatment plant and associated landscaping and site works. **Permission refused.**

***Subject site – House to the east of Whitechurch Stream referred to as ‘The White House,’ not the subject of this application***

SD19B/0095 & ABP Ref. PL06S.304587

Reconfiguration of/alterations to two storey house and extension at ground and first floor level to provide the following; utility room, living areas, playroom/study, master bedroom, bathroom, toilet, storage areas, circulation areas and the removal of existing porch at ground floor level; the kitchen/dining/living area to be retained at ground floor level; 2 additional bedrooms, circulation areas and roof patio at first floor level; 3 existing bedrooms and 2 bathrooms to be retained at first floor level; associated alterations to/provision of windows and doors throughout and associated works at roof level; provision of decking and patio areas at ground floor level; total of 6 bedrooms are now provided; total gross floor area of the house is c. 405.86sq.m.; no change to the existing

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vehicular/pedestrian access; all associated site development works, services provision, landscaping/boundary treatment works. **Permission refused by SDCC and ABP.**

SD18B/0320

Reconfiguration of/alterations to the existing 2-storey house and extension at ground and first floor level to provide the following: New utility room, enlarge porch, living areas, master bedroom, bathroom and circulation areas at ground floor level. The existing kitchen/dining/living area and toilet to be retained at ground floor level; 3 additional bedrooms and circulation areas at first floor level. 2 existing bedrooms and bathroom to be retained at first floor level; Associated alterations to/provision of windows and doors throughout and associated works at roof level; Provision of a decking area and decorative garden pool at ground floor level; A total of 6 bedrooms are now provided. The total gross floor area of the house is c.536sq.m; No change to the existing vehicular/pedestrian access; All associated site development works, services provision, landscaping/ boundary treatment works. All on a site of c.0.514 ha on lands comprising an existing residence known as "The White House". The existing dwelling is located north-west of a protected structure (RPS No. 352). **Permission refused.**

SD09A/0012

The demolition of a 2 storey 3 bed uninhabitable house (c. 127 sqm GFA) on the application lands opposite the Whitechurch Parish Church. **Permission refused.**

SD08A/0034

Demolition of an existing 3-bed house (fc.105.5sq.m.) in poor repair, and the construction of a new 4-bed, 2-storey house with garage; biocycle wastewater treatment; new access onto Whitechurch Road; landscaping works; and all ancillary site works. Total gross floor area is c.400sq.m. All on a site of 0.45 ha., the subject site forms part of a larger site (former Grange Nurseries site) granted permission for a single dwelling and modifications under Reg. Refs. SD05A/0365; SD06A/0196 and SD07A/0402. The site is also adjacent a protected structure - RPS Ref No. 352. **Permission refused.**

### **Relevant Enforcement History**

Enforcement Ref. s5912

Non-compliance with Condition 4 of Reg. Ref. SD06A/0196 in those alterations to bridge made without planning permission. Alleged alterations to the bridge, erection of wall and railing at bridge at Neadóg, erection of sign at bridge. **Case closed as complies with planning permission.**

Enforcement Ref. s5512

Non-compliance with Condition 1 of planning permission. **Case closed as complies with planning permission.**

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### **Pre-Planning Consultation**

Ref. PP003/22

Single storey pool structure to the side of the existing dwelling with two rooflights, external hard and soft landscaping and all associated works.

### **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 11.2.7 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 side and rear extensions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*

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- *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.*

### 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.*
- *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.*

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- *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.*

### **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.*
- *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;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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### ***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.

### ***Architectural Conservation***

The subject site is proximate to the Record of Protected Structure Nos. 352 Cross Base Fragment (Opposite Whitechurch New Church) (RM) and 354 Whitechurch Church of Ireland, Rathfarnham, Stone Church, School, Graveyard & Gateway. The proposed extension would be well setback and screened from these structures.

### ***Visual and Residential Amenity***

The proposed development would be a single storey side extension to the existing house to provide for a swimming pool. The extension would have an irregular shaped hipped roof. It would be approx. 3.1m to 5.2m in height.

The extension would be linked to the existing house via the existing utility room. The pool structure would have a swimming pool, changing room, w.c. and plant room. The roof would extend further over the sides of the structure housing the pool to accommodate a covered outdoor area including an outdoor dining area. In totality the structure would extend approx. 28.3m by 11.3m. However, it is noted that the structure would largely be open and glazed, thereby reducing its bulkiness. The scale of the extension is acceptable given the size of the site.

The structure housing the pool would be largely glazed, and the larger structure would have brick piers around the sides and a metal roof. The front of the extension would have timber cladding. The submitted 3D Model Views show that the brick would be a buff brick. This should be changed to a brick that matches the red brick used on the existing house. **This can be addressed by way of condition.**

The structure would be approx. 2.5m from the closest boundary (north-west boundary). Given the scale and design of the development it is not considered that it would have significant overbearing or overshadowing impacts on neighbouring residential sites. It is also noted that the neighbouring sites to the north-west are large sites with houses well setback from the development.



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Sufficient rear amenity space on the subject site would remain.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

### ***Services and Drainage***

Water Services have reviewed the proposed development and state:

*It is unclear how far development is from adjacent River. It should be a minimum of 10m for Riparian strip and access for maintenance.*

*Percolation test results seems ok.*

*Obtain letter of confirmation of feasibility of proposed development from Irish Water.*

*Refer to EHO for wastewater.*

The submitted drawings show that the proposed extension would be sufficiently setback from Whitechurch Stream.

It is not clear from the submitted information where the water supply for the development would come from. Given the size of the pool, if the water is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water. **The applicant should be requested to address this via additional information.**

The H.S.E. Environmental Health Officer has reviewed the proposed development. They request additional information in relation to the following:

*Regarding the above plan the actual pool house is not proposed to be connected to the existing foul drain (the only proposed alteration to the existing foul drain is to have the existing pipe work rerouted to accommodate the foundations of the pool house but no additional burden on the wastewater treatment system is proposed).*

*A percolation area for the pool run off is proposed but no separation distances between this proposed new percolation area and the existing waste water treatment system percolation area have been indicated on the maps provided.*

*I would request that additional information be sought for this.*

**Additional information should be requested to this effect.**

### ***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

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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 pool extension.

Having regard to:

- the scale and domestic nature of the development,
- the location of the development, 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**

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 not clear from the submitted information where the water supply for the development would come from. Given the size of the pool, if the water is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water. The applicant is requested to address this.
2. The applicant is requested to submit a site layout map indicating that all separation distances for the sewage treatment system and percolation areas have been achieved as per the EPA guidance on separation distances for waste water treatment systems.

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**REG. REF. SD22B/0210**

**LOCATION: Glinwood, Upper Whitechurch Road, Rathfarnham, Dublin, 16**



**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:**



  
**Colm Harte,  
Senior Executive Planner**