

Comhairle Chontae Atha Cliath Theas

PR/0889/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0228 **Application Date:** 20-May-2022
Submission Type: New Application **Registration Date:** 20-May-2022

Correspondence Name and Address: PDC Architectural 12A, Churchfields, Kentstown, Co. Meath.

Proposed Development: Ground floor extension to rear, new porch area to front, dormer extension to rear at first floor level, first floor gable window at side, 2 roof windows to front elevation, internal modifications, 30m² storage/office space to rear with all associated site works.

Location: 39, Dalepark Road, Oldbawn, Tallaght, Dublin 24

Applicant Name: Mbaaga Tuzinde

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.00284Hectares.

Site Description:

The site contains a single storey semi-detached house with pitched roof in the Dalepark estate in Old Bawn in Tallaght. The existing dwelling is located along a street characterised by dwellings of a similar form and appearance. The rear of the property faces onto GAA club grounds to the south. It is noted that there is a street tree on the grass verge outside the front boundary of the site.

Proposal:

- Ground floor extension to rear,
- new porch area to front,
- dormer extension to rear at first floor level,
- first floor gable window at side, 2 roof windows to front elevation, internal modifications,
- 30m² storage/office space to rear with all associated site works.

Zoning:

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

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Consultations:

Surface Water Drainage – No report received, subject to conditions.
Irish Water – No report received, subject to conditions.
Roads – No objections subject to conditions.
Public Realm – No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None relevant to subject site.

Adjacent sites:

SD20B/0183- **Grant Permission** - Construction of a dormer extension to rear at first floor level of existing house; new first floor gable window at side; 2 'Velux' windows to front elevation and all associated site development works; Retention for widening of front vehicular entrance.

SD05B/0254 - 61, Dalepark Road, Aylesbury, Tallaght, Dublin 24. **Grant Permission** - Rear dormer extension, attic conversion with 2 no. velux rooflights to front elevation and new first floor gable window at side.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extensions

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.

Policy H18 Residential Extensions:

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- 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 2:

- 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).

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

Rear Extensions:

- *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.*

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and visual amenity
- Service water and drainage
- Access and parking
- Screening for appropriate assessment
- Environmental impact assessment

Zoning and Council Policy

The development comprising a front, side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

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Residential & Visual Amenity

Front Extension

The proposal has a 1m projection to the north elevation via a pitched roof canopy and is harmonious in style and form. The proposal is consistent with the guidance in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Rear Extension

The proposed single-storey, hipped-roofed rear extension projects 4.5m from the rear building line. It would be located approx. 2.2m from the western boundary with No. 41 Dalepark Road. It would be located adjacent to the eastern boundary wall with the neighbouring property east of site No. 37 Dalepark Road. The proposal is considered seamless in scale, size and context to the main dwelling and not injurious to the adjacent properties' amenities at 3.7m in ridge height. A new south-facing window is considered acceptable. No undue issues of overshadowing are envisaged.

It is noted that a clear and transparent site layout plan was not submitted. However, regarding the stated 0.00284 Hectares site, it is deemed that the moderate-sized 26.32 sq.m rear extension shall not negatively impact the open space requirement for the house. It is considered that the proposal will provide sufficient residential amenities for future occupants, consistent with the Development Plan provisions.

The proposal reflects the character, design, and fenestration of the existing house and is considered to integrate cohesively with the visual and residential amenities of the area. The proposal shall cause no overbearing impact or overshadowing to the neighbouring properties at this location and is consistent with the guidance set out in Section 4 'Rear Extensions' of the South Dublin County Council House Extension Design Guide (2010)

Rear Dormer Window

The rear dormer window is considered significant at 7.8m in width; however, the proposal is balanced and centrally placed on the rear roof. The two windows reflect the existing rear windows. The rear dormer window is below the ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies with the South Dublin County Council House Extension Design Guide (2010). It is also noted that No. 61, Dalepark Road, Aylesbury to the west of the site was granted Permission for a similar large rear dormer extension, attic conversion.

The proposed development provides for the conversion of the existing attic into an home office and playroom. No section of this floor level has been submitted. This should be requested via **Additional Information**. Depending on the floor to ceiling height of this floor level a **note** should be attached in the event of a grant of permission stating that in order to use the attic for habitable space it must comply with the Building Regulations.

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Storage/office Shed to rear

The Planning Authority notes that an existing shed already exists in the rear garden to the rear boundary of the site and considered that the submitted drawings for the rear storage/office lack details on the impact on the existing rear amenity space. The submitted elevational/contiguous drawings also do not detail the impact of the proposed shed with No. 7 Pairc Gleann Trasna, Aylesbury, to the south of the site and with Nos. 37 and 41 Dalepark Road to the east and west of the site.

In the absence of accurate and sufficient information such as 'contiguous elevations' and 'sections' that accurately detail the existing and proposed rear garden and the impact of the adjoining properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development would not adversely impact residential amenity and/or the visual amenity of the area. A full suite of contiguous and sectional drawings shall be requested by **Additional Information** with views from north to south and east to west to clarify if the development would be consistent with the Residential zoning objective, the policies of the current South Dublin County Council Development Plan 2016 - 2022 and the area's proper planning and sustainable development.

Other alterations

The window on the new ensuite (eastern elevation) should be made opaque given the dwelling is set forward of No. 37. This can be addressed by way of **condition**.

Services & Drainage

No drainage report was submitted however standard conditions will attached for the development in the event of a grant of permission. It is noted there are no pipes in the vicinity of the proposed development.

Public Realm have reviewed the proposed development and have no objection subject to a condition that SuDS (Sustainable Drainage Systems) features are included. This should be included in the event of a grant of permission.

No report was issued from Irish Water, standard conditions will apply.

Access and Parking

No changes to access proposed. The porch would leave sufficient space to park a car onsite (setback approx. 6.5m from front boundary). The Roads Department have reviewed the proposed development and have no objection subject to a condition that vehicles exit the site in a forward direction. This report is noted, however, it is not considered that this condition is enforceable and should therefore not be attached to a grant of permission.

Screening for Appropriate Assessment

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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 an rear extension, dormer window and detached structure.

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 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Rear Extension:	26.32 sq.m
Attic (non-habitable):	34.31 sq.m
Shed:	30.00 sq.m
No previous extensions	
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	Residential
Floor Area:	90.63sq.m
Land Type:	Urban Consolidation.
Site Area:	0.00284Hectares.

Conclusion

Due to existing permissions for similar type development, the location of the proposed development, the overall design and scale of the development proposed it is considered that, subject to a satisfactory response to the **Additional Information** request, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. The Planning Authority considers that the applicant has not demonstrated fully the proposed rear shed will not adversely impact the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full site layout plan with a suite of contiguous and sectional drawings (looking north to south and east to west), which indicate the subject shed proposal with the adjoining properties. In addition, the revised plans shall also outline the entire context of the rear garden, including any other structures on the subject site and detail the quantum of rear amenity space remaining following the development.
2. The applicant is requested to submit a section showing the floor to ceiling height of the attic.


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LOCATION: 39, Dalepark Road, Oldbawn, Tallaght, Dublin 24



Caitlin O'Shea,
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:

14/7/22



Eoin Burke, Senior Planner