

Comhairle Chontae Atha Cliath Theas

PR/0900/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0237 **Application Date:** 26-May-2022
Submission Type: New Application **Registration Date:** 26-May-2022

Correspondence Name and Address: Kelliher Miller Architects 10, Blessington Court,
Dublin 7

Proposed Development: Single storey extension to rear and side, alterations to
existing elevations including any associated site works
to existing semi detached dwelling.

Location: 41, Priory Way, Dublin 12

Applicant Name: John Byrne

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0297 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Priory Way in a row of similar dwellings. The site has a wide frontage onto a large communal green and the rear garden tapers to an acute angle given the corner location of the dwelling. The surrounding area is residential in nature.

Proposal:

Permission is sought for the following:

- Single storey side and rear extension (36.4 sq.m)

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Water Services – No report received at time of writing (12.07.22)

Irish Water – No report received at time of writing (12.07.22)

SEA Sensitivity Screening

SEA monitoring indicates overlap with SFRA A 2016 and SFRA B 2016

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Submissions/Observations /Representations

Submission expiry date – 29 June 2022

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

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

(i) Extensions

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

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).*

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal comprises a single storey side and rear extension and associated elevational changes and site works, including additional roof lights. Internal works are also noted but these would not result in a material alteration to the external appearance of the dwelling and there is no objection to these works. No other changes are noted from drawings.

Side and Rear Extension

The extension would provide a continuation of the front building line by 3.85m and would extend the full depth of the property, providing an angled extension into the rear garden. The extension would comprise 2 rooms, a study to the front and kitchen/dining extension to the rear. A feature wrap around window would be located on the northeastern corner of the front elevation, with an additional full height window on the side elevation. These windows are considered acceptable and would provide passive surveillance over the communal green area to the south and east.

The extension would have a flat roof with metal capping and a render finish, with select brick as a feature on elevations. There would be a large rooflight over the kitchen extension, with a side access door and large glazed sliding doors to the rear.

It is noted that the property has significant amenity space to the front, however, has a small triangular area of private open space to the back, totalling no more than approximately 20 sq.m. The Development Plan states that '*open space should be located behind the front building line of the house and be designed to provide for adequate private amenity*' [emphasis added]. In this regard, when assessing the private open space provision for the dwelling, the front garden is not included. The private open space associated with the dwelling, if the works were to be undertaken, would be approximately 12.4 sq.m to the rear and a second triangular area of approximately 12.3 sq.m to the side, totalling 24.7 sq.m). This is just below the 25 sq.m that must be maintained to the rear of a dwelling under exempt development. The useability of the space is also a key consideration. Reducing the triangular rear garden is not considered appropriate, given the existing constrained nature of the space. The 12.3 sq.m area that would be maintained to the side is not considered to provide a sufficient level of amenity value to allow a reduction of the rear garden. On this basis, these areas are not considered to provide a sufficient level of private open space and any reduction in the existing rear open space provision would be considered completely unacceptable.

The applicant should be requested to submit **additional information** comprising revised floor plans and elevations, removing the angled element of the rear extension, and providing a uniform rear building line to ensure the existing level of rear amenity space is maintained. It is noted that the

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existing rear garden does not provide 25 sq.m however, as this is the existing situation this is considered acceptable, any further reduction would not be considered appropriate.

Other Alterations

Additional rooflights would be located on the rear roof slope serving the kitchen and stairs. These are considered acceptable.

Services, Drainage and the Environment

Water Services have not provided consultation on the development. It is considered appropriate to include a **condition** in the event of a grant of permission requiring all water, wastewater and SuDS arrangements to be agreed in writing with the Planning Department prior to the commencement of development.

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 house extension.

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 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

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, in order to comply with relevant policies and objectives, that additional information should be sought as follows:

- Revised plans and elevations amending the rear element of the extension to maximise the amount of rear garden retained.

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Recommendation

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


1. Given the size, shape and orientation of the existing rear garden, the Planning Authority would have a concern about the useability and amenity enjoyed by this space if it were to be reduced. The applicant is requested to revise the proposals for the rear element of the extension, ensuring no extension would break the rear building line of the existing dwelling to maximise the amount of rear amenity space retained. The applicant is requested to submit revised floor plans, elevations and sections as relevant showing the necessary alterations. In amending the proposal, the applicant should note the new South Dublin County Development Plan 2022 - 2028 will come into effect on August 3rd 2022 and any decisions made after this date will be based on the policies and objectives contained within this Plan.

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**REG. REF. SD22B/0237
LOCATION: 41, Priory Way, Dublin 12**



**Jim Johnston,
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: 18/7/22



Eoin Burke, Senior Planner