

Comhairle Chontae Atha Cliath Theas

PR/0699/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0142 **Application Date:** 08-Apr-2022
Submission Type: New Application **Registration Date:** 08-Apr-2022

Correspondence Name and Address: CDP Architecture 4, The Mall, Main Street, Lucan, Co. Dublin

Proposed Development: Demolition of existing single storey extension to rear and side garage. Construction of a 2 storey extension at front and side creating an additional bedroom with ensuite. A single storey extension to the rear with velux roof lights increasing floor area to the kitchen and dining room. Conversion of the existing attic with 2 velux windows and dormer window. All associated landscaping, site development works and drainage

Location: 53 Butterfield Close, Rathfarnham, Dublin 14.

Applicant Name: Roisin and Chris Cadden

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.02861 Hectares.

Site Description:

The subject site is oriented slightly on the bend of a road at Butterfield Close and contains an existing two storey, semi-detached dwelling with front and rear garden. The streetscape is characterised by two storey dwellings of similar form and appearance. Dormer windows are not prevalent in the immediate area.

Proposal:

- Demolition of existing single storey extension to rear and side garage.
- Construction of a 2 storey extension at front and side creating an additional bedroom with ensuite.
- A single storey extension to the rear with
- velux roof lights increasing floor area to the kitchen and dining room.
- Conversion of the existing attic with 2 velux windows and
- dormer window. All associated landscaping, site development works and drainage

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Zoning:

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

Consultations:

Surface Water Drainage – No objections subject to conditions.

Irish Water – No objections subject to conditions.

Roads - Additional Information Requested.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

S00B/0106 – **Grant Permission** - Conversion of existing garage to sitting room, with alterations to front elevation and single storey extension to rear.

Adjacent sites:

SD18B/0169 - 55, Butterfield Close, Rathfarnham, Dublin 14. **Grant Permission** for Two storey side extension and single storey front and rear extensions, internal alteration and a widening of the front driveway entrance.

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.

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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 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.

Side extensions:

- 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.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Avoid the use of prominent parapet walls to the top of side extensions.

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.

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a front, side and rear extension with dormer window 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.

Residential & Visual Amenity

Front Extension

The proposal has a 1.16m projection and links with the side extension via a flat roof, contemporary in style and consistent with the immediate area's existing development. In addition, the proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Side Extension

The proposed two-storey side extension is built above the existing ground floor garage and projects from the gable elevation by 2.9m to the front and 3.2m to the rear in a northerly direction. The subject gable extension is conducive and seamless to its site in terms of scale, size and context to the main dwelling. The proposed front roof elevation has a bay fronted apex that enables separation and subservience to the primary residence. The first-floor gable proposal is built within the existing footprint of the ground floor garage and shall cause no undue overbearing impact or overshadow the neighbouring property to the north.

It is noted that an existing first-floor extension has already been constructed at No.52 Butterfield Close to the north, and the subject first-floor extension at No.53 would now be flush and create an overall terraced effect with the adjacent property rendering a significant imbalance to the set of semi-detached dwellings on this established road. The Planning Authority considers that this perceived imbalance may be overcome by setting the building line of the first-floor side extension back away from the original building line by a minimum of 0.5m. Accordingly, the applicant shall modify by **condition** the first floor according to the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Rear Extension

The proposed single-storey rear extension projects 5.7m from the rear building line,

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is 6.9m in width and would be located abut with the shared boundary walls with the neighbouring property to the north of the site. It is considered the pitched roof proposal with four skylights has been built within the footprint of the previous demolished extension and would not be significantly injurious to the amenities of the adjacent properties. Concern is maintained in relation to height of the rear extension, as the apex of the roof would project above the window cill level of the rear first floor windows above. It is recommended at the height of this element be reduced by a request for further information. Subject to this amendment No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved for a four-bedroom house. It is considered to provide sufficient residential amenities for future occupants and, therefore, consistent with the Development Plan provisions.

Rear Dormer Windows

The scale, bulk, and design of the proposed flat-roofed rear dormer windows are considered excessively large at a combined 6.8m width and would be visually dominant in their present proposed state. The Planning Authority would request, by **Additional Information**, that the design is revised to provide a single, centrally placed dormer window that is set back appropriately from the side and rear eaves. It is considered that a revised proposal with a reduced scale and bulk would be consistent with the zoning objective, which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

Front Velux Windows / Attic conversion

The front Velux window would not adversely impact the residential amenity of adjacent dwellings by overlooking.

The conversion of the existing attic would provide an acceptable balance between the adaptable re-design of the house and providing accommodation that meets the needs of families so that the life cycle and use of that building can continue. A **note** shall attach that the attic conversion adheres to building regulations.

Roads and Access

The Roads Department report states Additional Information subject to the following:

It is proposed that the building line of the dwelling would move towards the road a distance of 1170mm. This would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance. A drawing illustrating these changes accompanied by an AutoTRAK drawing showing 2 cars accessing/egressing the site, and 2 parked cars will be required.

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Roads recommend that additional information be requested from the applicant:

Applicant to submit a drawing with:

- proposed parking arrangements for two cars as a result of the new build
- dimensions between the front wall and the new build (Roads Dept generally require 6m clearance from front wall to front building line of house)
- dimension between old and new building line

Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site. Having regards to the parking requirements of the subject dwelling coinciding with the proposed development, it is deemed that **Additional Information** shall be sought.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services has no objections subject to the applicant submission of site-specific soil percolation test results, design calculations and dimensions to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design prior to Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

It is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above requirements in full for the written agreement of the Planning Authority by **condition**.

Irish Water states no objection subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

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 an attic conversion, dormer window and change of roof profile.

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

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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 Side/Rear Extension/Attic:	89.24 sq.m
Demolished rear extension (Habitable):	22 sq.m
Assessable Area:	71.24 sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	89.24 sq.m
Land Type: Urban Consolidation.	
Site Area:	0.02861 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that additional information should be sought to ensure the development is in compliance with Council policy in relation to extensions to dwelling houses.

Recommendation

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

1. Dormer Windows.

The scale, bulk, and design of the proposed flat-roofed rear dormer windows are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:

- (i) Revise the design to provide a single, centrally placed dormer window.
- (ii) set the dormer window back appropriately from the side and rear eaves of the existing dwelling to demonstrate that the rear dormer complies with the South Dublin County Council Development Plan 2016-2022 House requirements Design Guidance.

2. Roads

The proposed development would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance.

The Applicant is requested to submit the following drawings:

- (i) proposed parking arrangements for two cars as a result of the new build.
- (ii) dimensions between the front wall and the new build (Roads Dept generally require

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6m clearance from front wall to front building line of house)

(iii) dimension between old and new building line

(iv) Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site.

3. The scale, bulk, and design of the proposed first floor side and rear ground floor extensions are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:
 - (a) Setback the first-floor side extension, from the front elevation of the of the existing dwelling by 500mm at first floor level only;
 - (b) Reduce the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first floor windows of the existing dwelling;

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REG. REF. SD22B/0142

LOCATION: 53 Butterfield Close, Rathfarnham, Dublin 14.

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:

2/6/22



Eoin Burke, Senior Planner

