

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0250 **Application Date:** 01-Jun-2022
Submission Type: New Application **Registration Date:** 01-Jun-2022

Correspondence Name and Address: Ms. Kate O'Daly, O'Daly Architects 12, Garville Road, Rathgar, Dublin 6

Proposed Development: The proposed development includes the demolition of an existing single-storey extension and construction of a part-single-storey, part two-storey extension to the rear of 5 Ellensborough Lawn, Kiltipper, Dublin 24, D24 N2RF. the extension is to be flat roofed with a parapet, with a rooflight over the ground floor part. The finish of an extension will be white sand and cement render. The proposal includes associated site works.

Location: 5, Ellensborough Lawn, Kiltipper Road, Tallaght, Dublin 24

Applicant Name: Alan Merriman & Angela Gaffney, Alan Merriman & Angela Gaffney

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: as stated 0.0206 Hectares.

Site Description:

The application site is located in a residential estate off the Kiltipper Road. The subject property is a two storey, semi-detached dwelling with a hip pitched roof turning to a front gable pitch. The area is characterised by units of similar design and character with a relatively uniform building line.

Proposal:

The proposal consists of:

- Demolition of an existing single-storey extension and construction of a part-single-storey,
- Part two-storey extension to the rear. The extension is to be flat roofed with a parapet, with a rooflight over the ground floor part. The finish of an extension will be white sand and cement render. The proposal includes associated site works.
- Total area of works is 31.8sqm

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

Zoning:

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

Consultations:

Surface Water Drainage – No report received

Irish Water – No report received

SEA Sensitivity Screening

No overlaps with any relevant layers.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

Subject Site:

None.

Adjacent Sites:

SD16B/0236 - 44, Ellensborough Close, Tallaght, Dublin 24 - **Permission Granted** for single storey extension to front and rear of property, single storey extension with part 2 storey to side of property also to include 2 dormer windows at existing roof level comprising of 1 at side and 1 at rear of property.

SD16B/0152 - 1, Ellensborough Downs, Kiltipper, Tallaght, Dublin 24 – **Permission Granted** for new two storey extension to side and a new single storey extension to rear; conversion of attic to useable space; alteration of main roof by removal of hip and building upside gable wall to form an 'A' roof; insertion of flat roof dormer window in roof to rear.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

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:

- 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.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

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.

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Drainage,
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a rear ground and first floor extension would be 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

Residential

The proposed development consists of 31.8sqm of new residential amenity space to the rear of the existing dwelling, 20.6sqm of which is an existing single storey pitch roofed area to be demolished.

The ground floor extension has a ridge height of 3.65m to top of parapet which is lower than the existing rear single storey section and would not be overbearing or result in excessive overshadowing of the neighbouring units to the west or east. It would protrude approximately 5.58m from the existing southern elevation and span the entire width of same at approximately 6.2m. The private rear amenity garden space will amount to 41.23sqm following development which is aligned with the South Dublin County Council Development Plan 2016 - 2022 and the South Dublin County Council House Extension Guide (2010).

The first-floor rear extension incorporates windows that are longer than the existing but retain the same width and are positioned similarly which is considered appropriate. It should be noted that there is a distance of approximately 21m to the rear first floor windows of number 8 Ellensborough Lawn which is deemed acceptable although typically a distance of 22m is preferred as per the House Extension Guide. The proposed extension spans the entire width of the property and there will be an acceptable distance to No.3 to the east of the application site but abuts the boundary of No.7 to the west. The House Extension Guide states "*Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved*". The proposed development does not achieve this standard and therefore **additional information** is required to identify how this can be resolved.

Visual

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

The application identifies a parapet on 1st floor extension which rises past the eaves of the existing dwelling which is regarded as unacceptable to the Planning Authority as it sits unharmoniously with the surrounding dwellings in the immediate vicinity and **additional information** is required to demonstrate how a more sympathetic design approach can be achieved. The external rendering matches that of the existing dwelling with the external doors set back to form a timber-lined covered area at ground floor level which allows for a contemporary design element whilst retaining the properties character and therefore considered acceptable.

Conclusion

Overall, the ground floor extension is consistent with the South Dublin County Council House Extension Guide (2010) and should not seriously injure the visual or residential amenity of the area, but additional information is required to address the issues for the first-floor rear extension.

Drainage

There were no reports from Irish Water or Water Services, but it should be noted that there are no surface water drainage provisions indicated such as a soakaway and no indication of SuDS treatments for the proposed development and details of same including drawings should be sought as **additional information**.

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 ground and first floor 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 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.

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Rear Extension:	31.8sqm
Demolition:	20.6sqm
Previous Extensions:	0sqm
Assessable Area:	0sqm

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	31.8sqm
Land Type: Urban Consolidation.	
Site Area:	0.0206 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 is required from the applicant to address the issues highlighted in this report.

Recommendation

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

1. There are concerns with the projection of the proposed first floor rear extension and its proximity to the attached dwelling. The applicant is requested to inset the first floor rear extension from the common boundary with the attached dwelling to 1m for every 3 metres of height. Revised drawings should be submitted accordingly and should include removal of the parapet.
2. The applicant has indicated no surface water drainage provisions such as a soakaway and no indication of SuDS treatments for the proposed development and details of same including drawings should be submitted.

Comhairle Chontae Atha Cliath Theas

PR/0927/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0250

LOCATION: 5, Ellensborough Lawn, Kiltipper Road, Tallaght, Dublin 24



Colm Maguire,
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: 26/7/22



Eoin Burke,
Senior Planner