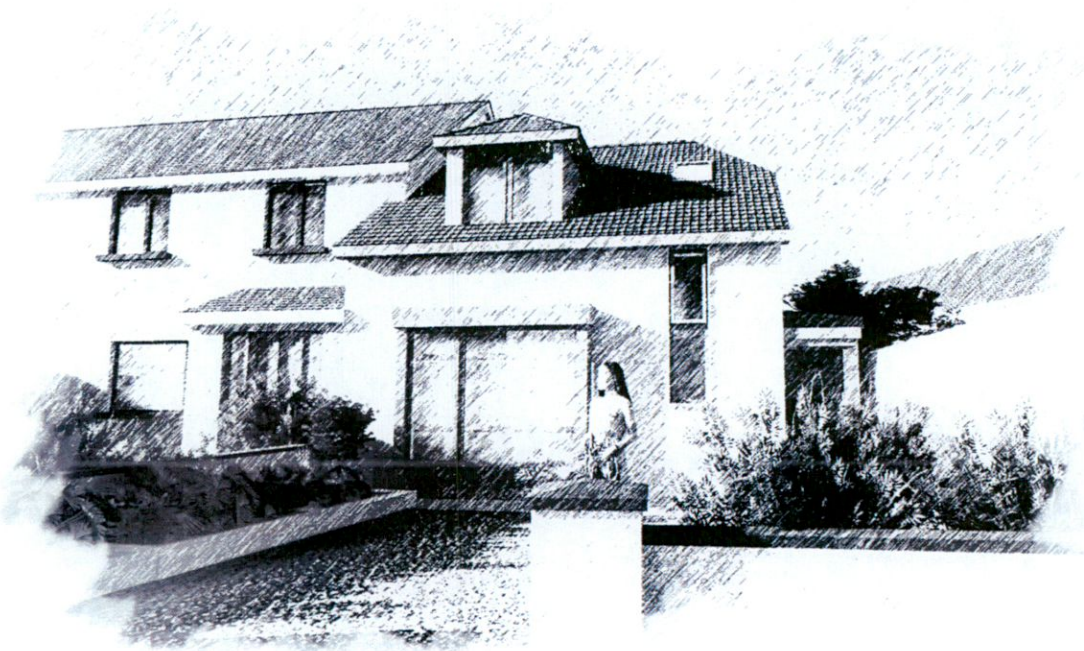


Design Report

Additional Storey Roof-Top Development

at

3 Kirwan's Lane, Galway City.



Prepared by studio | dsq

On behalf of Iosif and Lucia Gabor

June 2022

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1.0 Introduction

This report has been prepared by studio | dsq to design and seek planning permission to demolish an existing garage to the side of 54 Sarsfield Park, Lucan, Dublin, and to construct a one and half storey dwelling in its place. The development will also consist of the creation of a new 3m wide vehicular entrance in the front garden to the front of the property.

This report summarises the architectural design rationale as well as the planning and development context for the development

The contents describe the site and context along with key aspects of the proposed design and the processes in arriving at the design conclusions. It explains how the proposals have been developed in response to a range of different issues including the efficient use of the existing site, its functionality and confirmation of the proposal's compliance with key Development Standards as set out in the South Dublin County Council (SDCC) Development Plan.

1.1 Summary of the Proposed Development

The development is located to the side of an existing house at 54 Sarsfield Park, Lucan, Dublin, a residential area in South Dublin County Council. There is currently a garage on the site.

The proposed development will provide one additional dwelling, including one carparking space and private open space.

It is noted that SDCC previously refused permission to develop a dwelling on this site; this report sets out to explain how the current proposal has been redesigned to acknowledge and address the reasons for said refusal as well as indicating how the proposed design meets the criteria set out in the local area Development Plan and national development objectives.

2.0 Site Context



Fig 1. Aerial photograph of site courtesy of Google Maps

As can be seen from the aerial photograph (Fig. 1) the site is located within a residential in Lucan, Dublin.



Fig 2. Site Location Map

2.1 Site Location and Description

The site is to the side of the existing house at 54 Sarsfield Park, a residential area in Lucan, Dublin.

2.2 Site zoning

The site is located on the *South Dublin County Development Plan, 2022-2028 Zoning Map 1* and is zoned as "Objective RES"; To protect and/or improve residential amenity.

The proposed dwelling complies with the land use zoning.

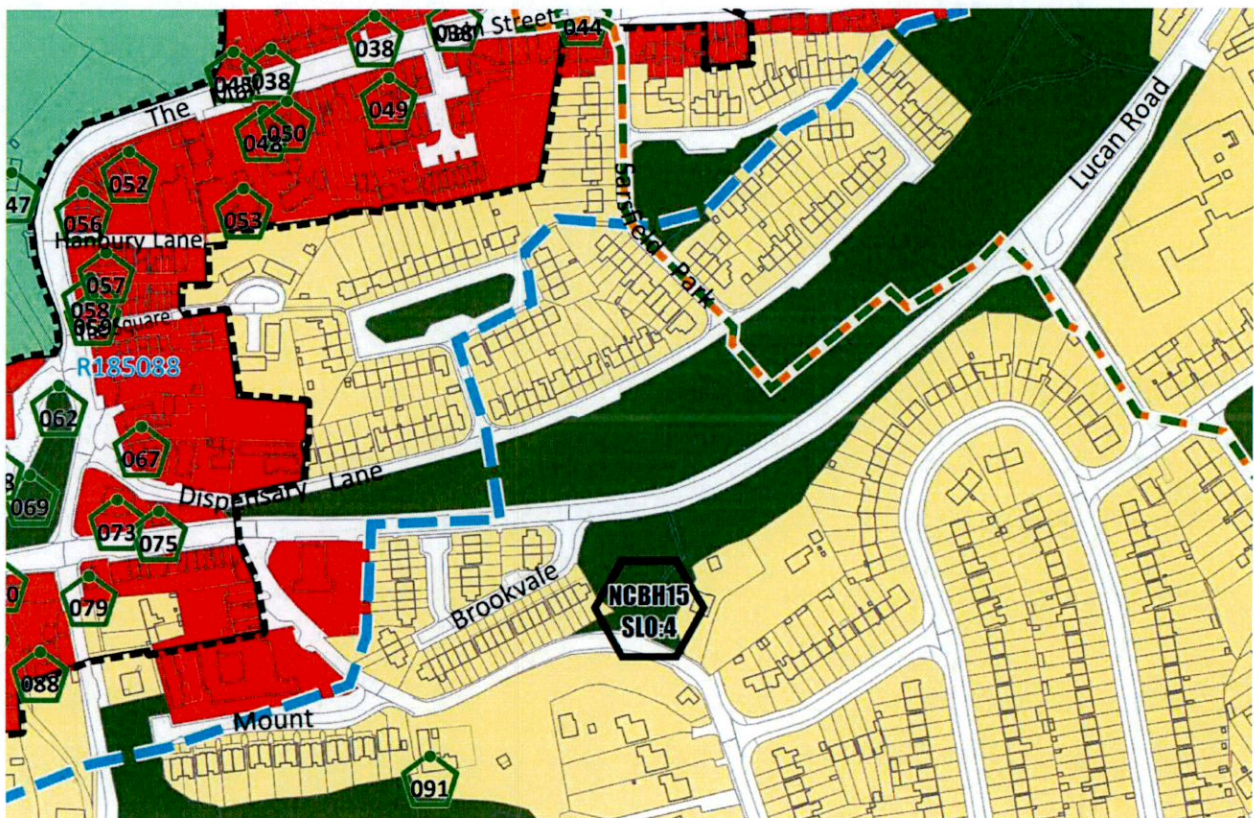


Fig 3. Extract from South Dublin County Development Plan, 2022-2028, Zoning Map 1:

USE ZONING OBJECTIVES

	Objective RES	To protect and/or improve residential amenity
	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
	Objective DC	To protect, improve and provide for the future development of District Centres
	Objective VC	To protect, improve and provide for the future development of Village Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RW	To provide for and consolidate retail warehousing
	Objective EE	To provide for enterprise and employment related uses
	Objective OS	To preserve and provide for open space and recreational amenities
	Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

Fig 4. Extract from South Dublin County Development Plan, 2022-2028, Zoning Map

2.3 Planning History

Relevant planning history on the site:

Planning reference: SD10B/0232

Proposal: Demolish front porch and side garage: rebuild front porch, construction ground floor and first floor extension.

Registration date: 24/09/2010

Decision date: 17/09/2010

Decision: Grant Permission

Planning reference: SD10B/0232

Proposal: Demolition of garage and erection of an attached two storey dwelling to the side.

Registration date: 10/05/2019

Decision date: 04/07/2019

Decision: Refuse Permission.

2.4 Existing Building

The existing garage is a simple block structure of no significant architectural or residential merit.



Fig. 5. Existing garage.

2.5 Existing Plan

The building is currently laid out as a block-built garage.

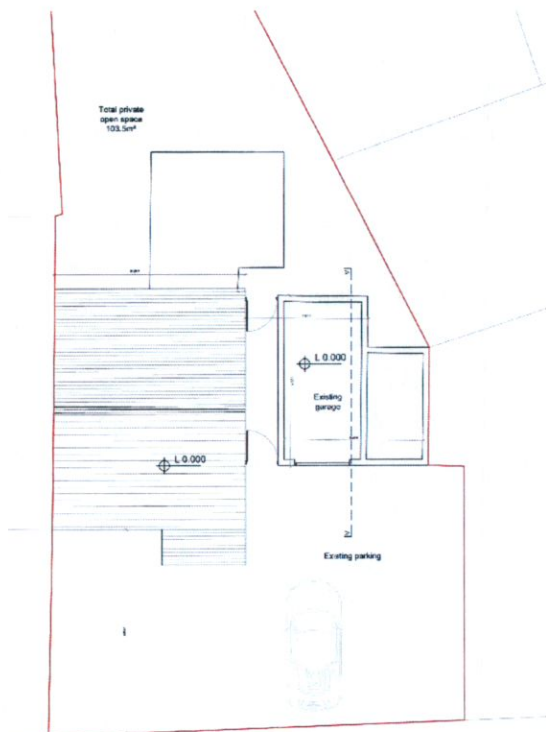


Fig 6. Existing Floor Plans

3.0 Proposed Development

3.1 Policy Context

6.8 Residential Consolidation in Urban Areas

6.8.1 Infill, Backland, Subdivision and Corner Sites

In established residential areas sustainable intensification can be achieved through infill development, the subdivision of larger houses, backland development and the development of large corner sites. Sensitive intensification will be important to revitalise areas that have stagnant or falling populations, to secure the ongoing viability of facilities, services and amenities and to meet the future housing needs of the County.

The sensitive intensification of housing development in established areas is supported by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), which recognises that the provision of additional dwellings in the suburban areas of towns and cities can revitalise such areas. Standards in relation to residential consolidation are set out under Chapter 13 Implementation and Monitoring of this Plan and have been framed by the policies and objectives set out below.

Policy H13: Residential Consolidation Promote and 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

H13 Objective 1: *To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders*

H13 Objective 2: *To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 13 Implementation and Monitoring.*

H13 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 13 Implementation and Monitoring.

South County Council Development Plan

11.3.2.

(ii) Corner/Side Garden Sites Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,

The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,

The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony.

Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,

Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and

Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

3.2 Previously refused dwelling proposal

Cognisance has been taken of the reason why a previously proposed design for a house at the site was refused under planning reference SD10B/0232:

1. *The proposed development, by reason of its height and proximity to the eastern site boundary, would be visually incongruous, overbearing, dominant and obtrusive when view from the neighbouring property at No. 55A. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would materially contravene the zoning objective for the area which seeks 'to property/and or improve residential amenity and would therefore contravene the South Dublin County Development Plan 2016 – 2022 and the proper planning and sustainable development of the area.*
2. *The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively be harmful to the residential and visual amenities of the area and be contrary to the proper planning and sustainable development of the area.*
3. *Having regard to the absence of details relating to watermain, surface water and foul drainage layout, the Planning Authority is not satisfied that the applicant has demonstrated that the proposed development can be adequately serviced in accordance with requirements for Services and Drainage. The proposed development, therefore would be prejudicial to public health.*

3.3 Design Rationale

In response to the reasons for the previously proposed development a number of design amendments have been included to mitigate the bulk and massing thus ameliorating impact:

- The roof ridge has been lowered considerably
- A hip has been introduced to the main roof
- The proposed dwelling is now only one-and-half-stories in height
- The entrance, adjacent to the eastern boundary, has been lowered.

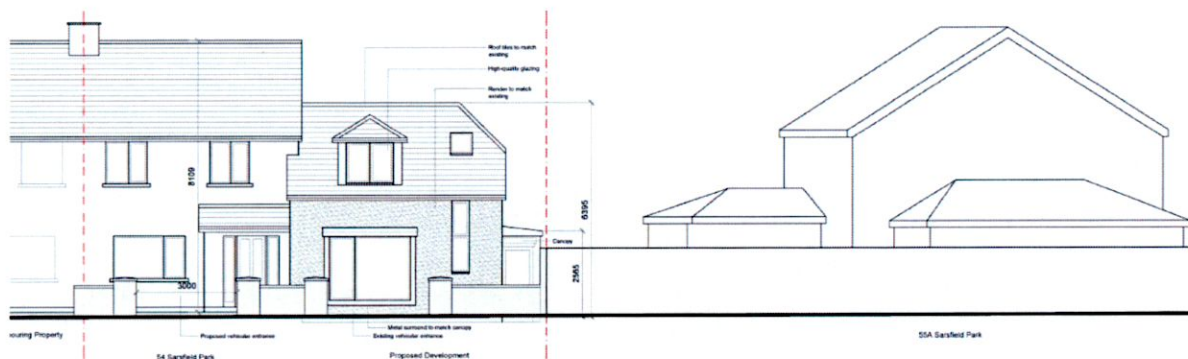


Fig 7. Front Elevation: the proposed house has been designed to mitigate the impact on neighbouring properties.

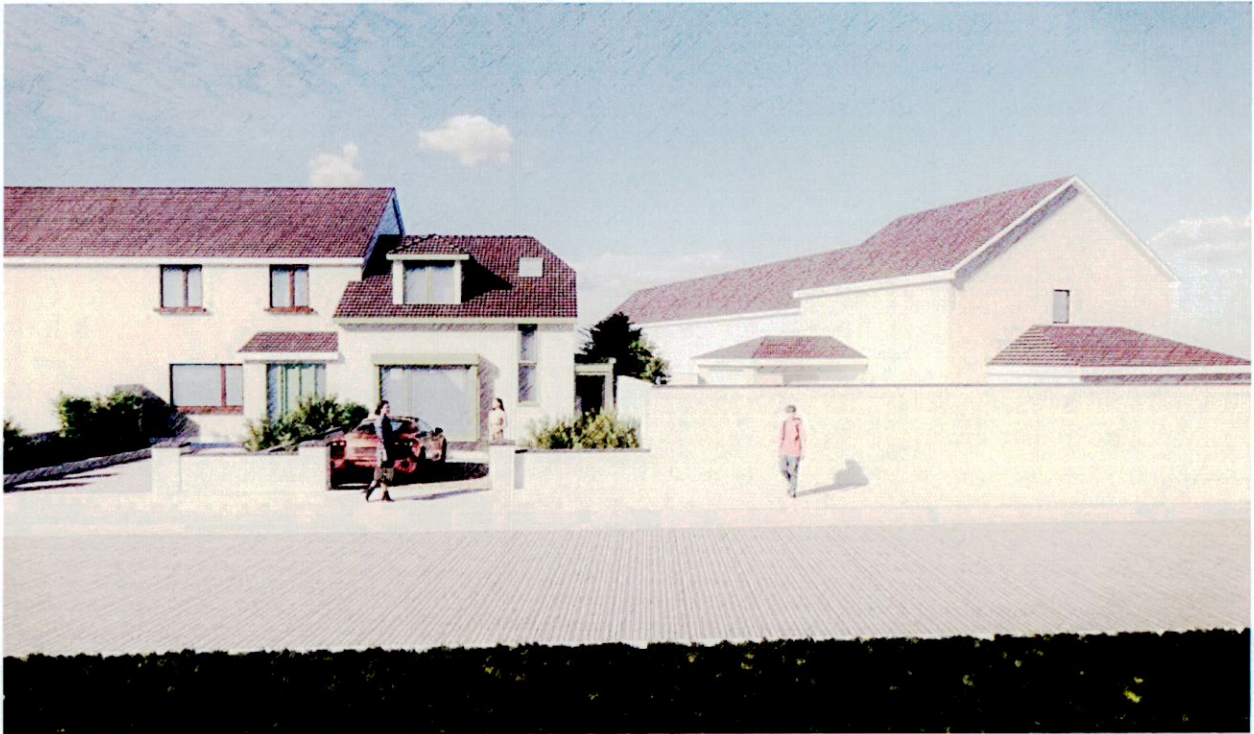


Fig 8. House the proposed house has been designed to mitigate the impact on neighbouring properties.



Fig 9. House the proposed house has been designed to mitigate the impact on neighbouring properties.

3.3 Housing Standards Compliance

Design Manual for Quality Housing, Department of Housing, Local Government and Heritage.

1 Bed/P House

Target Gross Floor Area

Required: 44m² minimum

Proposed: 63.6m²

Minimum Main Living Room Area

Required: 11m² minimum

Proposed: 31.6m²

Aggregate Living Area

Required: 23m² minimum

Proposed: 31.6m²

Aggregate Bedroom Area

Required: 11m² minimum

Proposed: 19.5m²

Storage:

Required: 2m² minimum

Proposed: 4m²

Parking

Table 11.24: Maximum Parking Rates (Residential Development)

Dwelling Type: House

No. of Bedrooms : 1

Provided 1 – 2

Front garden depth is 5.2m which adequately provides for the required car-parking.

Private Open Space

Required by SDCC for 1-bed house: 48m²

Proposed: 48m²

4.0 Conclusion

The proposed development is congruent with the existing residential development and offers a high-quality residential unit which will benefit the existing residential amenity.