

Comhairle Chontae Atha Cliath Theas

PR/0959/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0261 **Application Date:** 08-Jun-2022
Submission Type: New Application **Registration Date:** 08-Jun-2022

Correspondence Name and Address: Faberlous Design Ltd Suite 21, 20, Harcourt Street, Dublin 2

Proposed Development: The development will consist of Demolition of existing garage to side and adjoining single storey outbuildings (Total 70sqm).
Construction of a two-storey extension to side (Total 63sqm) to include ancillary works to existing roof. Provision of 02No.
Bay-windows to front at ground and first floor (Total 2.8sqm). Open porch to front, Single Storey extension to rear (Total 70sqm)
and all associated internal modifications. 2No. Single Storey outbuildings (Pool Room & Mechanical Plant) to rear garden (Total 112sqm).
Widening of existing vehicular entrance, and all associated site works for the above

Location: 22A, Main Road, Tallaght, Dublin 24

Applicant Name: Dumitru Cepoi

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 20/07/2022

Site Area

Stated as 0.107 Hectares.

Site Description

The property is located on Main Road in Tallaght within close proximity of the Tallaght Village ACA. The property is a detached, 2 storey dwelling with a pitched roof, a large garden to the rear and swimming pool. The residential component of the area is characterized by detached and semi-detached units of varying architectural design and ridge heights with a relatively uniform building

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line. Overall, the area is a mix of residential, commercial, and retail uses and is located close to the M50 and N81.

Proposal:

The development will consist of:

- Demolition of existing garage to side and adjoining single storey outbuildings (Total 70sqm).
- Construction of a two-storey extension to side (Total 63sqm) to include ancillary works to existing roof.
- Provision of 02No. Bay-windows to front at ground and first floor (Total 2.8sqm).
- Open porch to front.
- Single Storey extension to rear (Total 70sqm) and all associated internal modifications.
- 2No. Single Storey outbuildings (Pool Room & Mechanical Plant) to rear garden (Total 112sqm).
- Widening of existing vehicular entrance, and all associated site works for the above.
- Total area of works 247.8sqm

Zoning:

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

Consultations:

Irish Water - No report received at time of writing.

Water Services – Further information required.

Roads – No objection subject to conditions.

SEA Sensitivity Screening

No overlap with relevant layers

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None

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Adjacent Properties

SD17B/0162 – Mahoraveen, 30, Main Road, Tallaght, Dublin, 24 – **Permission Granted** for single storey family flat extension to side and rear of existing detached 1.5 storey dwelling; new vehicular entrance to bancroft road; internal modifications to existing dwelling and all associated site works.

SD17B/0290 - 29, Bancroft Avenue, Tallaght, Dublin 24, D24 FP7D – **Permission and Retention Granted** for single storey front & side porch extension with tiled roof over, demolition of existing concrete roof over the existing side bedroom and replaced with new tiled roof with roof lights, conversion of attic space into study with a dormer roof window extension to the side of existing hipped roof. Dishing of public footpath verge & kerb. New permeable driveway paving. Retention of 4.3m wide driveway entrance and retention of single storey 34sq.m recreation room in rear garden and all associated site works.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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).*

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It should be noted that South Dublin County Council Development Plan will be adopted on 3rd of August 2022.

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

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*

Porches

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*

Rear Extensions

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

For Daylight and Overshadowing

- *Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope. (See diagram [on page 13 of guide])*

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Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 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 are

- Zoning and Council policy,
- Residential and Visual amenity
- Site Notice
- Drainage
- Roads
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a two-storey side extension, rear extension, open porch, construction of outbuildings and widening a vehicular entrance 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.

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Residential and Visual Amenity

Two Storey Side Extension, Bay Windows and External Appearance of Southern Elevation

Currently the eastern elevation of this property consists of a single storey unit in use as living accommodation and a garage/storage area which abuts the boundary wall of the neighbouring unit to the east. It is proposed that these are demolished in favour of a two-storey side extension which would leave 1.4m on average to the boundary wall and approximately 5m to the western gable wall of the adjacent property. The two-storey extension would have a ridge height of 8.15m which continues the ridgeline of the existing dwellings roof. The House Extension Design Guide suggests 1m distance to the neighbouring unit for every three metres of height and therefore the proposed has a sufficient height to distance ratio. The side extension will protrude past the building line of the main existing dwelling by approximately 2.6m which mirrors the existing single storey side unit and garage. It is intended that there are 4 windows and a side access door on the ground floor of the proposed side extension and 2 on the first floor which are indicated as opaque which should be confirmed by way of **condition**.

The ground floor bay window and first floor bay window located to the west of the existing front elevation are sympathetic to the design approach adopted by the applicant. The first-floor bay window will have a small, pitched roof above it which would match the symmetric style of the application. It is the opinion of the Planning Authority that the proposed bay windows would not lead to any additional overlooking of any adjacent properties.

The proposed development adopts a significantly altered façade from the existing dwelling which is currently predominantly in concrete render. It is indicated that the new 2 storey side extension is clad in stone masonry to the southern elevation. The proposed bay windows at ground and first floor levels would be clad in brick and the rest of the façade is in a concrete render. The use of three differing materials on one elevation including a standing seam lean to roofed open porch would appear jarring in the site context but generally is considered acceptable. The subject site is not located in an Architectural Conservation Area nor is it a protected structure.

Overall, the two-storey side extension, bay windows and external appearance of the southern elevation would not seriously injure the residential or visual amenity of the surrounding area.

Widening the Vehicular Entrance

The application involves the widening of the existing entrance to 4.5m which has been reviewed by the Roads Department and is considered unacceptable. The width of the vehicular entrance should be a maximum of 3.5m which should be confirmed by way of **condition**. The proposed development requires an increase in the width of the parking area to the front and the applicant should confirm what surface type is intended for the newly paved area by way of **additional information** as a large proportion of the area in grass to the front is being removed as a result.

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Single Storey Rear Extension

The depth of the existing main building is approximately 7.15m and the proposed rear extension is 5.6m in depth from the rear northern elevation. The roof is intended to be hip pitched with a ridge height of 3.9m. The appearance of the extension appears to replicate a Victorian era conservatory and includes external pillars, ornate glazing, and decorative finial element on the ridge of the roof. Some issues arise due to the combination of the depth of the extension, and the roof treatment proposed above it.

In terms of visual impact on the adjoining house to the west (No. 22), the applicant has not supplied adequate contextual rear elevations to allow assessment of the impact of the rear extension. Given the depth of the extension and the nature and height of the roof treatment, there is a risk that the proposed development would result in loss of aspect and would be visually dominant and overbearing. Elevations and plans should show the relationship and potential impact to the adjoining house, and the applicant should provide this as **additional information**.

The proposed ridge height is higher than two of the existing first floor rear windows by 0.4m, and would be located 3 metres beyond the rear elevation of the house. This particular design approach increases the visual impact and potential loss of aspect to the adjoining house, whilst also creating a natural drain towards the new join between the extension and the main building. The applicant should be requested to reconsider the proposed roof treatment given the potential to maximise impact on the adjoining, and consider also any impact on aspect and views from the 1st floor rear windows of the subject property. This should be an item of **additional information**.

The roof itself is a standing seam zinc roof and although the general design scheme is not consistent with the existing dwelling or proposed external changes, **it would not seriously injure the visual or residential amenity of the area**.

Overall, **additional information** is required to address the issues as described above.

2 Single Storey outbuildings (Pool Room & Mechanical Plant) To Rear Garden

The existing dwelling has an outdoor pool to the rear of the garden approximately 4.8m to the boundary of the property to the north. The proposed development comprises of a single storey building enclosing the existing pool and includes a gym area.

The pool room also abuts the boundary wall to the north, 2.15m to boundary to the west and 4.15m from the eastern boundary all of which is acceptable. It appears that mature boundary trees may need to be removed to facilitate this development, though it is unclear from the plans where these trees are located on the ground. The House Extension Design Guide states "*Mature trees and hedges in urban gardens should be retained where possible and protected from damage when constructing a new extension. If it is not practical to keep existing trees and hedges, consideration should be given to providing new planting and landscaping when construction works are finished.*"

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Furthermore, Policy HCL 15 of the South Dublin County Development Plan 2016 – 2022, and the council's Tree Management Policy 2015, note the potential ecological value of mature trees and the need to carefully consider the reasons for potential removal.

Therefore, the applicant should be requested to provide a survey of the existing trees in close proximity to the proposed structure. The applicant should demonstrate the need for removal of any such trees, or the need for any root barriers and root protection measures to (a) protect the structure from nearby trees, and (b) ensure the works do not result in unintended loss of trees. The applicant should also provide a proposed replanting schedule to show how the ecological features on the site can be restored or enhanced, and any losses mitigated against. The applicant should be requested to reconsider the siting of the structure; a shift away from the rear boundary may significantly ease the construction and protection of the structure and trees. This should be resolved by **additional information**.

The pool room is approximately 104sqm. Given the size of the rear garden, and the proposed use of the structure for ancillary residential purposes only, the proposed structure in plan is not considered to be excessive in scale. .

The pool room also requires the moving of an existing manhole from the northeast of the rear garden and **further information** is required to indicate existing and proposed drainage layouts. The western and southern elevations of the proposed development are to be predominately glazed with no windows on the northern or eastern elevations and as the existing pool is outdoors, having glazed facades should not increase the overlooking of the area. The style of development matches that of the proposed rear extension.

Overall, **additional information** is required in order to fully address the issues highlighted.

It is proposed that there will be an associated mechanical plant room to be used in conjunction with the pool room with an area of 8 sqm with a concrete render and a flat roof with a ridge height of 2m **which is considered acceptable**.

Drainage

The following was received from Water Services:

Request AI.

Confirmation of feasibility letter from Irish water

Surface water and foul water layout

SuDS

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The pool itself measures 7.2m by 3.7m with no confirmation of the depth and it is not clear from the submitted information where the water supply for the development would come from. If the water is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water. **The applicant should be requested to address this via additional information.**

The proposed development was discussed with the Water Services department, and it is considered appropriate that **Additional Information** is requested from the applicant in order to fully assess the application including confirmation of surface water drainage solutions including SuDS etc.

Roads

The Roads Department have no objection to the proposed development subject to the following conditions:

1. *The vehicular access points shall be limited to a width of 3.5 meters.*
2. *Any gates shall open inwards and not out over the public domain.*
3. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

Condition 3 is not enforceable as a planning condition but is noted. The applicant has submitted plans indicating a widening of the vehicular access to 4.5m but it should be **conditioned** that it will be limited to a width of 3.5m. The applicant should also be given the opportunity to resolve this by **additional information**, as a request will be made on other issues. The applicant has not indicated the inclusion of gates but condition 2 should be included in the interest of public safety.

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 two-storey side extension, rear extension, open porch, construction of outbuildings and widening a vehicular entrance.

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.

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Environmental Impact Assessment (EIAR)

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 Extension:	247.8sqm
Previous Extension:	0sqm
Area for Demolition:	70sqm
Total Habitable Area:	133sqm
Assessable Area:	93sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	247.8sqm
Land Type: Urban Consolidation.	
Site Area:	0.107 Hectares.

Conclusion

As per the land-use zoning objective, the proposed extension and ancillary residential structure is permissible in principle. Having regard, however, to the visual and ecological impact, and issues relating to water supply, SUDs, and vehicular access, the applicant should be requested to revise the proposed scheme.

Again, it should be noted that South Dublin County Council Development Plan will be adopted on 3rd of August 2022 and any Additional Information received in relation to this application will be assessed in line with the new Development Plan.

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Recommendation

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

1. The applicant should confirm the materials proposed for the extended parking area. The proposed car parking area should be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).
2. Design Considerations:
 - (a) In terms of visual impact on the adjoining house to the west (No. 22), the applicant has not supplied adequate contextual rear elevations to allow assessment of the impact of the rear extension. Given the depth of the extension and the nature and height of the roof treatment, there is a risk that the proposed development would result in loss of aspect and would be visually dominant and overbearing. Rear contiguous elevations should show the relationship and potential impact to the adjoining house, and the applicant should provide this as additional information.
 - (b) The proposed ridge height which is higher than two of the existing first floor rear windows by 0.4m, and would be located 3 metres beyond the rear elevation of the house which is not acceptable to the Planning Authority and. This particular design approach increases the visual impact and potential loss of aspect to the adjoining house, whilst also creating a natural drain towards the new join between the extension and the main building. the ridge height should be not exceed the height of the existing first floor rear windows at 3.5m and Additional Information is required to demonstrate this. The applicant is requested to reconsider the proposed roof treatment given the potential to maximise impact on the adjoining, and consider also any impact on aspect and views from the 1st floor rear windows of the subject property.
3. Pool Room and Trees.
 - (a) The applicant is requested to provide a survey of the existing trees in close proximity to the proposed structure. The applicant should demonstrate the need for removal of any such trees, or the need for any root barriers and root protection measures to (a) protect the structure from nearby trees, and (b) ensure the works do not result in unintended loss of trees. Section drawings should be provided as appropriate.
 - (b) The applicant is requested provide a proposed replanting schedule to show how the ecological features on the site can be restored or enhanced, and any losses mitigated against.
 - (c) The applicant is requested to reconsider the siting or scale of the structure; a shift away from the rear boundary may significantly ease the construction and protection of the structure and trees.

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4. If the water for the pool is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water.
5. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:
Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.
6. The applicant should submit details of a soakaway including soil percolation test results, design calculations and dimensions for the proposed soakaway.
The applicant is should submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
The applicant should submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - i) At least 5m from any building, public sewer, road boundary or structure.
 - ii) Generally, not within 3m of the boundary of the adjoining property.
 - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - v) Soakaways must include an overflow connection to the surface water drainage network.Should a soakaway prove not to be feasible, then the applicant should submit the following:
 - a) Soil percolation test results demonstrating a soakaway is not feasible
 - b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

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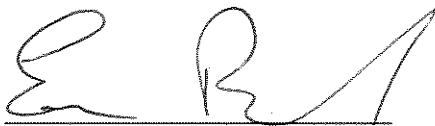
LOCATION: 22A, Main Road, Tallaght, Dublin 24



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: 28/7/22



Eoin Burke, Senior Planner