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**Planning Dept,
South Dublin County Council**

22nd July, 2021

JN: 6922

**Re: 64, Oatfield Avenue, Clondalkin, Dublin 22.
SD22A/0131 – FURTHER INFORMATION**

Dear Sir,

Please find attached the further information as requested.

- 1 The drawing is revised to plainly show storage satisfying Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. A total first floor bedroom space excluding the stairs is 18.9m², excluding the bedroom area of 13m² this leaves storage at first floor of 5.9m². In addition there is storage at ground floor level of 2.4m² totalling 8.3m² of storage. Storage required per Table 5.1 is 2m².
- 2 Table 5.1 includes a one bed two person house, and requires a minimum main living room area of 11m² and an aggregate living area of 23m². The main living area provided is 17.3m² and the aggregate living area is 27.58m². The total floor area required is 44m². The actual floor area provided is 59.57m².
- 3 11.3.1 (v) The dwelling faces onto a public park at the front and there are no opposing first floor windows within 22m. The dwelling at the rear has no opposing dwelling within 22m and the criteria for privacy as set out in 11.3.1 (v) is satisfied. I attach an aerial photograph showing the location of the dwelling and surrounding dwellings.
- 4 I attach percolation tests and report.
- 5 In accordance with the National Planning Framework (P30) the proposed dwelling is a completed structure and is in effect a brownfield site/infill development and complies with the SDCC Development Plan P2022-2028 (SDCC DP 2022-28) policy to development such sites before considering greenfield sites.

This proposed dwelling satisfies the following SDCC DP 2022-28 policy;

Land Use Planning & Transportation

16 AUG 2022

South Dublin County Council

CS6 Objective 1:

To implement the Growth Strategy detailed in the RSES and in particular, the delivery of sustainable growth in the Metropolitan Area through the Dublin

Metropolitan Area Strategic Plan (consistent with RPO 3.1)CS6 Objective 2:

To promote compact growth and to support high quality infill development in existing urban built-up areas by achieving a target of at least 50% of all new homes to be located within or contiguous to the built-up area of Dublin City and Suburbs (consistent with NSO 1, RSO 2, NPO 3b and RPO 3.2).

CS6 Objective 3:

To promote compact growth and to support high quality infill development in existing urban built-up areas, outside Dublin City and Suburbs, by achieving a target of at least 30% of all new homes to be located within or contiguous to the CSO defined settlement boundaries (consistent with NPO 3b and RPO 3.2).

2.8 Climate Action Audit:

The proposed dwelling will satisfy the above policy SDCC DP 2022-28 and will see the regeneration of an existing building upgraded to a more energy efficient dwelling.

NCBH21 Objective 4:

To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area. The existing structure was the subject of a previous planning permission and is considered to fit into the character and visual amenity of the area, on completion it will not look materially different from the permitted extension in the estate.

South Dublin County's Building Height and Density Guide (BHDG)

The proposed re-use of the domestic extension as a dwelling meets the criteria of the density guidelines.

SDCC DP 2022-28 P220: The proposal satisfies the following criteria; The spatial approach to the Development Plan is to make the most efficient use of land and existing infrastructure by focusing development on urban infill and brownfield lands thereby reducing urban sprawl.

SCDD DP 2022-28 P226 H2 Objectives 1 & 7 are satisfied by this proposal.

6.7.3 Private and Semi-Private Open Space

The private open space proposed (89m²) in this development exceeds the minimum required.

6.7.4 Internal Residential Accommodation

The internal layout exceeds the minimum set out in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007, and can be adapted for changing needs during the lifetime of residents.

12.5.3 DENSITY AND BUILDING HEIGHTS

APPENDIX X

3.4 higher densities and placemaking;

While contributing to a higher density by the addition of one small dwelling , it is achieved within an existing structure and provides an improved variation of dwelling sizes/ typologies available in the neighbourhood, particularly where there are few dwellings of this size available to suit the needs of single people, starter homes for couples and housing suitable for persons who want to downsize and make a family home available for better use.

3.5 demonstrating positive contributions;

The proposed dwelling exceeds the minimum floor and room areas and private open space as set out in the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007 and the current SDCC DP 2022-28.

The dwelling responds well to its surroundings, particularly as it is an existing planning permitted extension.

The existing estate and proposed dwelling is close to existing shops and services and public transport on Neilstown Road (Circa 550m).

I believe the proposed dwelling makes a positive contribution to the area and justifies the increased development density.

The design strategy is simple given the fact the structure is existing and permitted under a previous permission.

The twelve criteria is discussed below;

The site is within 550m of public transport on Neilstown Road.

Its contribution to the legibility is limited to the fact that it exists, and as a separate dwelling will improve the availability of dwelling typologies in the area. It will not materially alter the existing streetscape.

Because it is an existing structure in an established housing estate it will not materially alter the legible navigation of the urban area.

The location is urban characterised by an existing housing development with a public park across the road.

The dwelling will not impact negatively on the needs of both the resident populations and the transient populations (whether they are daytime or evening visitors to the public park.

There are no businesses in the vicinity of the proposed dwelling.

One parking space is proposed for the dwelling. The parking space will be equipped with an electric car charger. It will allow the safe and free movement of people of all ages and levels of mobility;

It will not materially impact on traffic in the area.

The density of the proposed dwelling satisfies the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007 and the current SDCC DP 2022-28, including the provision of private open space.

H10 Objective 1 to 3 is satisfied by large rooms sizes.

6.7.5 Privacy and Security

Achieved by traditional layout in a front/rear garden setting.

Passive overview of street and public park assist security of public in the area.

6.8 Residential Consolidation in Urban Areas

6.8.1 Infill, Backland, Subdivision and Corner Sites;

H13 Objective 1-3.

The proposal satisfies this objective by sub-dividing a larger house to provide two varying size dwellings and meeting a need not achieved in the general area.

12.6.1 Mix of Dwelling Types

The proposal will provide a larger than minimum one-bed dwelling meeting a need not commonly served in the area.

12.6.7 Residential Standards

While the dwelling is an existing extension it will be upgraded to comply with the current building regulations.

As stated above the minimum room sizes are exceeded.

Table 3.2 the one-bedroom minimum house size is 50m². The house size provided is 59.57m².

The minimum private open space required is 48m²; the private open space provided is 89m².

Corner/Side Garden Sites:

The proposed dwelling is located within the existing extension at the side of the original dwelling.

The dwelling respects the front building and provides passive overlooking of the street and public park across the road.

The private open space described above does not include the passage to the side of the dwelling.

4.3 CONTEXTUAL ANALYSIS TOOLKIT

4.3.1 CONTEXT

There is public transport available within 550m of the proposed dwelling on Neilstown Road, bus routes 40, 76 & 76A.

The urban intensification is based on fitting the proposed dwelling within an existing structure, and consequently it is proportionate to its setting.

No increased height is proposed.

4.3.2 SETTING

The proposed dwelling is existing permitted as an extension it does not materially impact its surroundings.

4.3.3-4.3.5 Not relevant

4.3.6 EFFICIENCY:

The proposed dwelling being located within an existing building will not impact efficiency, other than better here on a serviced site close to public transport than on a greenfield site.

4.3.7DISTINCTIVENESS:

The proposed dwelling is within an existing structure and will not alter the built heritage of the area.

4.3.8 LAYOUT:

Apart from additional driveway and minor modification to front elevation the existing layout of the estate remain unaltered.

4.3.9 PUBLIC REALM:

Proposal does not impact on the public realm.

4.3.10 ADAPTABILITY:

The proposal could be altered to suit future needs. It is difficult to determine what those needs may be.

4.3.11 PRIVACY AND AMENITY:

The private open space provided for the dwelling, to the rear, meets and exceeds the SDCC DP 2022-28 standard.

All the windows in the dwelling are existing and permitted under the planning permission as an extension. There are no opposing windows above ground level within 22m of any neighbouring dwelling, This is apparent from the attached aerial photograph.

4.3.12 PARKING:

One parking space is to be provided in the front garden, at the same scale as neighbouring dwellings. An electric car charging facility is to be provided in the front garden.

Cycle parking can be accommodated in the rear garden, which is easily accessible from the side passage.

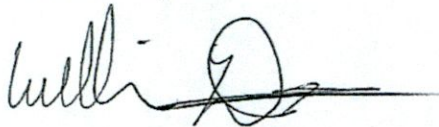
4.3.12 DETAILED DESIGN:

This is not particularly relevant as the proposed dwelling is located within the existing permitted extension, and the external finishes are as permitted by the previous permission.

The balance of Appendix X is not relevant to the current proposal.

I trust the foregoing satisfies your query.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'William Doran', with a long horizontal flourish extending to the right.

William Doran

