

Comhairle Chontae Atha Cliath Theas

PR/1057/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0299 **Application Date:** 27-Jun-2022
Submission Type: New Application **Registration Date:** 27-Jun-2022
Correspondence Name and Address: Peter Kavanagh, Dublin Planning 77, Lower Camden Street, St. Kevin's, Dublin 2
Proposed Development: A pitched roof single storey extension to rear of existing house with associated site works
Location: 18, Hallwell Road, Adamstown, K78A9R9
Applicant Name: Sab John & Pinky Aprem
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.021 Hectares.

Site Description:

The subject site is located within the Adamstown Strategic Development Zone in a residential development known as 'Hallwell'. The site is comprised of a 2 No. storey semi-detached dwelling. The surrounding streetscape is generally characterised by semi-detached dwellings of similar form and appearance.

Proposal:

- A pitched roof single storey extension to rear of existing house with associated site works.

Zoning:

The subject site is subject to zoning objective SDZ - 'To provide for strategic development in accordance with approved planning schemes. The subject site is located within the Adamstown Strategic Development Zone.

Consultations:

Surface Water Drainage –	No report received; standard conditions apply.
Irish Water –	No report received; standard conditions apply.
Roads -	No objections.
SEA Sensitivity Screening -	No overlap indicated.

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Submissions/Observations /Representations

No submissions received.

Relevant Planning History

ED22/0011 – Declared Not Exempt - Single Storey Extension to rear.

Reason:

Condition No. 23 of SDZ17A/0006 states that:

'Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development described in Classes 1 or 3 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the houses without a prior grant of permission'.

Exempted development provisions were therefore removed by Condition 23 of SDZ17A/0006 (as amended by SDZ18A/0005). Article 9 outlines that development shall not be exempted development if the development contravenes a condition and as such, the proposed development is not considered as exempted development and does require planning permission.

Conclusion

Having regard to Condition 23 of Planning Permission granted under Ref. SDZ17A/0006 (as amended by SDZ18A/0005) and Article 9 of the Planning and Development Regulations 2001 (as amended), which removed exempted development provisions, the proposed development requires planning permission and is not exempt.

Adjacent sites:

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: 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 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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H14 Objective 2: To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.

Green Infrastructure

- Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
- **GI1 Objective 4:** To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.
- **GI2 Objective 4:** To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: *Implementation and Monitoring* and the policies and objectives of this chapter.
- **GI4 Objective 1:** To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's *Sustainable Drainage Explanatory Design and Evaluation Guide, 2022*.

Section 12.4.2 Development Management and Green Infrastructure

- Includes need for a Green Infrastructure Plan.
- Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.
- Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.
- This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

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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).

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

Section 4: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.

- It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.

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.*

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 site of the proposed development is within Development of Shackleton Grove, of Adamstown SDZ which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council

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Development Plan 2022-2028. The SDZ Planning Scheme requires that development be laid out in a manner which adheres to a specific built form. Extensions to existing residential development within the SDZ are assessed against Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Site Notices:

The site notices do not describe the proposed development is within the Development of Hallwell Road, of Adamstown SDZ which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The application is therefore deficient in correctly identifying that the subject site is located within an SDZ. An application of this type would require the submission of revised notices that clearly outline the proposed development in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended). The Applicant is requested to do so by **Additional Information**.

Residential & Visual Amenity

Rear Extension

Having regard to the substantial depth of the proposed pitched roof rear extension that projects 11m from the rear building line, in particular where it is adjacent to the site of No. 16 Hallwell Road to the south; it is considered that the proposed extension would give rise to an overbearing impact of the adjoining property due to the close proximity of the dwellings and therefore would impact negatively on the amenities of the adjacent properties. It is also considered that the proposal will provide insufficient residential amenities for future occupants on this limited site and, therefore, would not be consistent with the Development Plan provisions.

The planning authority notes the uniform development pattern within the surrounding Adamstown SDZ area. Due to the compact and close proximity of the sites, the proposed considerable depth of the said proposal at 11m along the southern boundary wall with a ridge height of 3.7m would be considered injurious to the amenities of the adjacent properties. The planning authority notes the site level increase at the subject site and how the extended proposal would be almost double the length of the existing dwelling.

The site layout plan does not indicate the subject site levels nor levels/contours of adjoining sites. The levels and contours of the site is important in the assessment of this proposed development. The South Dublin County Council House Extension Guide (2010) states the following:

- *It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.*

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The applicant will be requested by **Additional Information** to reduce the depth of the proposed rear extension and should, at minimum, not extend beyond 5m from the existing rear building line of the dwelling. The applicant shall be requested to also give clear site levels with adjacent sites for clarity. This is consistent with the guidance in Section 4 of the South Dublin County Council House Extension Design Guide (2010). *Do not overlook, overshadow or have an overbearing impact on neighbouring properties.*

It is considered that the revised proposal would not be significantly injurious to the amenities of the adjacent properties. No undue overlooking issues are envisaged due to the recessed element of the proposal 3.4m to the north of the site. Subject to the above condition, the proposal is considered acceptable, and a grant of permission is recommended.

Roads and Access

The Roads Department report states no objections.

Green Infrastructure

The proposal is not overlapping with a Primary GI Corridor and incorporating GI as an integral part of the design and layout concept for the rear extension is not considered feasible for the subject proposal.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services have not submitted a report, however it is deemed that standard conditions can be obtained by **condition**.

Irish Water have not submitted a report however, the proposal shall be subject to the attachment of standard **conditions** related to water supply and foul water drainage, and this will be applied in the event of a grant of permission.

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 rear 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.

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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.

Development Contributions

Development Contributions Assessment Overall Quantum

Rear Extension: 18 sq.m
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 18 sq.m
Land Type: Urban Consolidation.
Site Area: 0.021 Hectares.

Conclusion

The Planning Authority considers that the length of the rear extension would be significantly injurious to the property's amenities to the south. Therefore, the applicant shall be requested to reduce the size. Coinciding due to the proposed development's location within an SDZ area; accordingly, the applicant shall be requested to re-advertise under Article 35 of the Planning and Development Regulations 2001 (as amended).

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, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be 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. The site notices do not describe the proposed development within the Development of Hallwell Road, of Adamstown SDZ, which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The application is therefore deficient in correctly identifying that the subject site is located within an SDZ.
(i) The applicant is requested to submit revised newspaper and site notices that clearly outline the proposed development in accordance with Article 35 of the Planning and

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Development Regulations 2001 (as amended).

2. Rear Extension. The applicant is requested to submit the following:
 - (i) A revised proposal to reduce the depth of the rear extension to a maximum depth of 5m. The length is measured from the rear building line of the existing dwelling.
 - (ii) The site layout plan does not clearly illustrate the relationship between the subject site and the adjoining properties; it does not notate existing site levels and contours.
 - (iii) The applicant is requested to submit a revised site layout plan/elevation/section drawing showing the changes required in Item (i) and (ii).

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REG. REF. SD22B/0299

LOCATION: 18, Hallwell Road, Adamstown, K78A9R9

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: 18/5/22

Eoin Burke
Eoin Burke, Senior Planner