

# Comhairle Chontae Atha Cliath Theas

**PR/1077/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0293      **Application Date:** 28-Jun-2022  
**Submission Type:**      **Registration Date:** 28-Jun-2022

**Correspondence Name and Address:** Matthew Fagan, Studio DSQ First Floor, Tower 3  
Fumbally Court, Fumbally Lane, Dublin, D08TXY8

**Proposed Development:** The Development will consist of the demolition of  
existing garage and the erection of one and a half  
story dwelling to the side of the existing Dwelling and  
all associated site works

**Location:** 54, Sarsfield Park, Lucan, Co. Dublin

**Applicant Name:** Iosif and Lucia Gabor

**Application Type:** Permission

### **Description of Site and Surroundings:**

#### Site Description

The subject site is a corner site located at the end of a row of 4 No. terraced houses within the established residential area of Sarsfield Park, Lucan, Co. Dublin.

The subject site contains an existing 2 No. storey dwelling with a pitched roof and single storey front porch extension, ancillary shed structure and an area of hardstanding to the front providing off-street car parking spaces for the dwelling.

The surrounding area is generally characterised by dwellings of a similar architectural form and character, with a large area of public open space known as 'Sarsfield Park' located to the south of the subject site.

#### Site Area

In response to Question No. 11 of the Application Form the Applicant has stated that the site area is 0.000332 Ha (3.32 sq.m). This is clearly incorrect, as such clarification should be sought from the Applicant.

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### **Proposal:**

Permission is sought for the following:

- Demolition of the existing garage (stated as 28 sq.m).
- Provision of a new dwelling attached to the eastern elevation of the existing dwelling. The proposed dwelling is described by the Applicant as a 'one and a half storey dwelling.' The proposed dwelling has a stated Gross Floor Area of 63.6 sq. and is comprised of an entrance hall, toilet, and kitchen/living/dining area at ground floor level and 1 No. bedroom and bathroom at first floor level.
- The roof profile of the proposed dwelling has an approximate ridge height of 6.4m and is half-hipped on the eastern end. There are also 2 No. dormers with pitched roofs (one on the front and one of the rear pitch).
- The proposed dwelling includes a hard standing area to the front with off-street car parking (utilising the existing vehicular entrance) and approximately 48 sq.m private open space to the rear.
- Creation of a new vehicular entrance (approximately 3m in width) providing access to an off-street car parking space for the existing dwelling at No. 54 Sarsfield Park.
- All associated site works above and below ground.

### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

### **Consultations:**

Drainage and Water Services Department – Additional Information required.

Irish Water – No objection, subject to conditions.

Roads Department – No objection.

Parks and Public Realm Department – No objection.

### **SEA Sensitivity Screening**

No overlap indicated with the relevant environmental layers.

### **Submissions/Observations /Representations**

Final date for submissions/observations – 1<sup>st</sup> August 2022.

None received.

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### Relevant Planning History

#### Subject Site

#### **SD19A/0160**

Demolition of garage and erection of an attached two storey dwelling to the side; associated site works.

**SDCC Decision:** Refuse Permission.

**NB:** An assessment of whether the proposed development of this Planning Application successfully addresses the Reasons for Refusal associated with SD19A/0160 is outlined in the *Assessment* section of this Report.

#### **SD10B/0232**

Demolish front porch and side garage: rebuild front porch, construct new ground floor and first floor extension at side to facilitate disabled family member.

**SDCC Decision:** Grant permission, subject to conditions.

#### Adjacent sites

**SD16B/0413:** 51, Sarsfield Park, Lucan, Co. Dublin.

Demolition of a small side shed (4.1sq.m) and corrugated plastic roof, and the corrugated plastic roof, and the construction of a two storey extension to the side, and a part two storey, part single storey extension to the rear (87.7sq.m total additional area). The proposed works include the addition of external insulation, removal of small front window and overhang to front door and the replacement of existing windows.

**SDCC Decision:** Grant permission, subject to conditions.

**SD05B/0094:** No. 55A, Sarsfield Park, Lucan, Dublin 24.

Single storey sun-lounge to the rear of house (b) Alteration to site boundaries (c) New boundary wall of 1.9 metres in height to rear and side.

**SDCC Decision:** Grant permission, subject to conditions.

**SD04A/0325:** 55, Sarsfield Park, Lucan, Co. Dublin.

Demolition of side garage, construction of new two storey detached house in side garden.

**SDCC Decision:** Grant permission, subject to conditions.

**S99A/0611:** 56 Sarsfield Park, Lucan, Co. Dublin.

2 bedroomed 2 storey house with vehicular access to side of existing house.

**SDCC Decision:** Grant permission, subject to conditions.

### Relevant Enforcement History

None recorded for subject site.

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### Pre-Planning Consultation

None recorded for subject site.

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

*Chapter 3 Natural, Cultural and Built Heritage*

*Policy NCBH3 Natura 2000 Sites*

*NCBH3 Objective 3 (Appropriate Assessment)*

*Chapter 4 Green Infrastructure*

*Policy GII Overarching*

*GII 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.*

*Policy GI2 Biodiversity*

*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.*

*Policy GI4 Sustainable Drainage Systems*

*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.*

*Chapter 6 Housing*

*Section 6.8 Residential Consolidation in Urban Areas*

*Policy H9 Private and Semi-Private Open Space*

*Policy H11 Privacy and Security*

*H11 Objective 2*

*To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.*

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*Policy H13 Residential Consolidation*

*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 12: Implementation and Monitoring.*

*H13 Objective 5*

*To ensure that new development in established areas does not unduly impact on the amenities or character of an area.*

*Chapter 7 Sustainable Movement*

*Section 7.10 Car Parking*

*Policy SM7 Car Parking and EV Charging*

*SM7 Objective 1 Maximum car parking standards*

*Chapter 8 Community Infrastructure and Open Space*

*Section 8.7.5 Quality of Public Open Space*

*Policy COS5 Objective 16*

*To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:*

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;*
- Eliminating buildings which back-on or gable-front public open spaces;*
- Designing corner units with active frontage;*
- Encouraging increased use through improved access and quality of facilities';*
- Careful location, design and choice of surface materials and site furniture.*

*Chapter 10 Energy*

*Section 10.2 Energy Measures*

*Policy E3 Energy Performance in Existing and New Buildings*

*Chapter 12 Implementation & Monitoring*

*Section 12.3 Natural, Cultural and Built Heritage*

*Section 12.3.1 Appropriate Assessment*

*Section 12.3.3 Environmental Impact Assessment*

*Section 12.6.7 Residential Standards*

*(i) Housing*

*Table 12.20 Minimum Standards for Housing*

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### *Section 12.6.8 Residential Consolidation*

#### *(ii) Corner / Side Gardens*

- *Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:*
- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*
- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- *The architectural language of the development (including boundary treatments) should generally 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;*
- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

*Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

#### **Relevant Government Guidelines**

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

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

***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, (2009).***

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*Quality Housing for Sustainable Communities: Best Practice Guidelines*, Department of the Environment, Heritage, and Local Government, (2007).

**Wastewater Treatment and Disposal Systems Serving Single Houses** Environmental Protection Agency (November 2009).

**The Planning System and Flood Risk Management - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government & OPW, (2009).

**Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities** DoEHLG (2009).

**OPR Practice Note PN01 Appropriate Assessment Screening for Development Management** (March 2021).

### Planning Note

There are a number of discrepancies/deficiencies in the information provided by the Applicant:

- **Application Form** – As previously noted in response to Question No. 11 the Applicant has indicated that the site area is 0.00032 Ha.
- **Application Form** – In response to Question No. 12 the Applicant has indicated that the Gross Floor Space of existing buildings on the subject site is 28 sq.m. This appears to be the area of the garage structure. The response to this question should include the area of all structures within the redline boundary.
- **Drawing Annotation** – The drawings provided by the Applicant include an annotation which states ‘Existing extension amended (exempt Development)’. No detail is provided on the drawings or accompanying documents regarding the extent of alterations to the extension of the existing dwelling. To facilitate a complete assessment of the proposed development, further detail is required in relation to the amendments to the extension of the existing dwelling at No. 54 Sarsfield Park.
- **Boundary Treatment** - The drawings provided by the Applicant include an annotation which states ‘Wall to be altered (exempt development)’. However, no detail has been provided in relation to the proposed alterations. Furthermore, no plan or elevational drawings have been provided showing the boundary treatment for the proposed new dwelling to facilitate a complete assessment and understanding of the proposed amendments to the existing wall and the proposed boundary treatment at the subject site.
- **Levels/Contours and Finished Floor Levels** – Article 23(1)(c) of the Planning and Development Regulations states that *‘the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to*

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*Ordinance Survey datum or a temporary local benchmark, whichever is more appropriate'.*  
[Our Emphasis]

It is noted that Finished Floor Levels have not been included on the Proposed Floor Plans (Drawing No. 22026-PL-2.02). As such the Floor Plans should be updated to include finished floor levels/site levels/contours to facilitate a complete assessment of the proposal.

It is considered that the above outlined discrepancies/deficiencies can be addressed by way of a request for **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

### **Assessment**

The main issues for assessment are as follows;

- Previous Reasons for Refusal (SD19A/0160).
- Zoning and Council policy.
- Residential Amenity.
- Visual Impact.
- Drainage and Water Services.
- Parks and Public Realm.
- Green Infrastructure.
- Vehicular Access and Parking,
- Screening for Appropriate Assessment.
- Screening for Environmental Impact Assessment.

### ***Previous Reasons for Refusal (SD19A/0160)***

A brief assessment of the proposed development against the previous Reasons for Refusal for SD19A/0160 is provided below:

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 viewed 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 protect/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.*

It is noted that the dwelling refused permission under SD19A/0160 had a pitched roof profile with a ridge height of approximately 6.375m, apparently matching that of the existing dwelling at No. 54 Sarsfield Park which is also annotated as 6.375m. The proposed dwelling of this Planning Application



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has a half-hipped roof profile with an approximate ridge height of 6.395m, sitting below the ridge height of the existing dwelling which has an approximate ridge height of 8.1m.

A comparison of the drawings provided under SD19A/0160 and the drawings provided with this Planning Application highlights a discrepancy between the two sets of drawings. In this regard clarification is required from the Applicant in relation to the height of the existing dwelling and the height of the proposed dwelling to facilitate a complete assessment of the proposal and the potential impact on adjacent properties. This clarification can be sought by way of **ADDITIONAL INFORMATION**. In this regard, Refusal reason No. 1 has not been successfully overcome in this Planning Application.

1. *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.*

Having regard to the discrepancy in the drawings outlined above it is considered that, until clarification is obtained from the Applicant, it is difficult to assess whether or not the proposal would have a harmful impact on the visual and residential amenity of the subject site, adjacent properties, and the surrounding streetscape. Reason for Refusal No. 2 therefore has not been satisfactorily addressed.

2. *Having regard to the absence of details relating to watermain, surface water and foul water drainage layout, the Planning Authority is not satisfied that the applicant has demonstrated that the proposed development can be adequately serviced in accordance with the requirements for Services and Drainage. The proposed development, therefore, would be prejudicial to public health.*

Whilst the Applicant has indicated the proposed drainage infrastructure on the Proposed Site Plan drawings accompanying this Planning Application, the Drainage and Water Services Department have indicated that **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

Overall, it is considered that the information provided with this Planning Application does not successfully demonstrate that the reasons for refusal of the previous application (SD19A0160) have been successfully overcome. In this regard, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

### **Zoning and Council Policy**

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity.' New residential development is permissible in principle under this zoning

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objective. The proposed development is permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2022-2028 including, but not limited to, *Section 6.8 Residential Consolidation in Urban Areas* and *Section 12.6.8 Residential Consolidation*.

### Criteria for Corner/Side Garden sites

Under Section 12.6.8 of the South Dublin County Development Plan 2022-2028, development on corner and/or side garden sites should meet certain criteria for development. These criteria are outlined below, with an assessment of the proposed development provided for each:

- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*

As previously note there is an error in the Applicant's Response to Question 11 of the Application Form, whereby the Site Area is stated as 0.000332. In this regard, clarification is required from the Applicant to demonstrate compliance with Section 12.6.8 of the Development Plan. This clarification can be obtained by way of **ADDITIONAL INFORMATION**.

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

The proposed dwelling is not located on a corner site, as such it is not possible to provide dual frontage without potentially impacting the residential and visual amenity of adjacent properties. However, the proposed fenestration at ground and first floor level of the proposed dwelling will provide an element of passive surveillance to the adjacent streetscape and Sarsfield Park on the opposite side of the road.

- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*

The proposed dwelling appears to generally match the front building created by the existing single storey porch at No. 54 Sarsfield Park at ground floor level. However, at first floor level the drawings appear to indicate that the dwelling projects approximately 1.2m out from the front of the adjacent dwelling at No. 54 Sarsfield Park.

- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*

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The proposed dwelling includes a step down in height by approximately 2m from the adjacent dwelling at No. 54 Sarsfield Park. Whilst this appears to be an attempt to integrate the proposed dwelling into the surrounding context, the proposed half-hipped roof profile is visually incongruous with the existing context of traditional pitched roof profiles. As such, the design of the proposed dwelling does not successfully incorporate transitional elements to mitigate against the proposed projection forward of the building line.

- *The architectural language of the development (including boundary treatments) should generally 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;*

As previously indicated, a concern arises in relation to the proposed roof profile of the dwelling and the potential for it to be visually inconsistent with the receiving context of the subject site. Furthermore, the introduction of front and rear dormers would also appear to be out of character with the surrounding receiving context.

It is noted that the proposed dwelling has an approximate ridge height of 6.4m, with a small single storey element with an approximate height of 2.6m providing an entrance porch affixed to the eastern elevation. The dwelling directly adjoins the eastern boundary with a separation distance of approximately 5.5m to the nearest dwelling at No. 55A Sarsfield Park. Owing to the orientation of the dwellings along Sarsfield Park. A concern arises in relation to the design and siting of the proposed dwelling and the potential to have an overbearing impact on the adjacent properties. This concern is further outlined in the Visual Amenity section of this Report.

- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

The proposal includes the provision of approximately 48 sq m of Private Open Space, which achieves the minimum requirement for a one bedroom dwelling as outlined in Table 3.20 of the Development Plan.

- *Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

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The private open space for the proposed dwelling is entirely located to the rear of the dwelling and meets the minimum requirements outlined in Table 3.20 of the County Development Plan 2022-2028.

The proposed development is largely consistent with the policies and objectives set out in Section 12.6.8 of the Development Plan regarding residential consolidation. However, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposal in the context of the receiving environment and potential to impact on the visual and residential amenity of surrounding properties.

### *Residential Amenity*

The proposed dwelling is described by the Applicant as 'one and half storey' in height and has an approximate gross floor area of 63.6 sq. and is comprised of an entrance hall, toilet and kitchen/living/dining area at ground floor level and 1 No. bedroom and bathroom at first floor level. Outlined below is an assessment of the residential amenity of the proposed dwelling having regard to the content of Section 12.6.7 of the South Dublin County Development Plan 2022-2028:

### *Internal floor area*

The planning drawings submitted show that the internal floor area for the proposed one bedroom house will be approximately 63.6sq.m. This would comply with Table 3.20 of the County Development Plan, which requires a minimum floor area of 50 sq m for a one bedroom house.

### *Private open space*

The planning drawings submitted show that the private open space for the proposed dwelling will be approximately 48 sq.m. This would comply with the provisions of table 3.20 of the County Development Plan.

The planning drawings submitted show that the remaining private open space for the existing dwelling at No. 54 Sarsfield Park will be approximately 84 sq.m. This would comply with the provisions of the County Development Plan.

### *New Vehicular Entrance and amendments to existing boundary treatment*

A portion of the existing boundary wall will require demolition to create the new boundary treatment detail for the proposed vehicular access to the existing dwelling at No. 54 Sarsfield Park. The proposed vehicular access is approximately 3m in width. The proposed new dwelling will utilise the existing vehicular entrance to the subject site, which is approximately 3m in width.

The proposed new vehicular entrance would accord with the requirements of Section 12.7.6 of the County Development Plan and would visually accord with the character of the area and would integrate reasonably well with the proposed dwelling.

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### *Room sizes*

The proposed bedroom size and proposed aggregate living area requirements would comply with Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

### *Storage*

Whilst the proposed floor plan drawings appear to indicate 'eaves storage' at first floor level, no detail is provided in relation to the size or extent of the storage space. As such, the Applicant has not successfully demonstrated that the proposed dwelling includes the minimum standard of 2 sq.m storage space as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

In providing details of the proposed internal storage for the dwelling, the Applicant should also have regard to the internal storage space standards outlined in Section 12.6.7 of the County Development Plan. The Applicant should be required by way of **ADDITIONAL INFORMATION** to clarify the proposed internal storage space for the dwelling.

### *Building lines*

The proposed building line projects approximately generally match the front building created by the existing single storey porch at No. 54 Sarsfield Park at ground floor level. However, at first floor level the drawings appear to indicate that the dwelling projects approximately 1.2m out from the front of the adjacent dwelling at No. 54 Sarsfield Park.

In this regard the Applicant should be requested to either re-design the proposed dwelling to reduce the projection forward or provide a detailed architectural rationale for the design of the proposed development. This can be provided by way of a request for **ADDITIONAL INFORMATION**.

### *Overlooking & Overbearing impact*

The proposal does not provide for any directly opposing above ground floor windows there will be no undue overlooking. However, a concern arises in relation to the potential for the proposed dwelling to have an overbearing impact on adjacent properties. This is further outlined in the Visual Impact Section of this Report.

### *Boundary Treatment*

The proposed boundary treatment is acceptable insofar as details have been provided. The proposed sub-division of the existing driveway entrance will result in the provision of 2 No. vehicular entrances onto Sarsfield Park each of which are approximately 3m wide. The Roads Department have assessed the proposed boundary treatment and have indicated no objection, subject to conditions.

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### *Visual Impact*

The proposed one bedroom dwelling will be attached to the gable end of the existing house creating an additional house on to the terrace along Sarsfield Park.

The proposed dwelling has an approximate floor area of 63.6 sq.m and will have approximately 48sq.m of private open space, thus complying with the minimum standards outlined in Table 3.20 of the South Dublin County Development Plan 2022-2028.

Having regard to the compact nature of this urban infill site, a concern arises in relation to the potential for the proposed dwelling to have an overbearing impact on adjacent properties. It is noted that the proposed dwelling directly adjoins the eastern boundary with No's 55 and 55A Sarsfield Park. At its closest point, the proposed dwelling has a separation distance of approximately 5.5m to the single storey rear return of No. 55A, this increases to approximately 10.2m to the main rear elevation of No. 55A. Considering the orientation of the dwellings along Sarsfield Park and proximity of the proposed dwelling to the party boundary, it is considered that the Applicant has not successfully demonstrated that there will not be an adverse impact on the visual amenity of adjacent properties. In this regard, the following extract from the County Development Plan is of particular relevance:

*'Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.'*

*'In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking.'*

Having regard to the above extract from the County Development Plan, it is considered that **ADDITIONAL INFORMATION** should be requested from the Applicant in the form of a Daylight, Sunlight and Shadow Analysis Report prepared by an appropriately qualified consultant and providing a detailed assessment of the potential impact of the proposed development on the vertical sky component (VSC), annual probable sunlight hours (APSH) and average daylight factor (ADF) of adjacent properties.

The proposed half-hipped roof profile of the dwelling is visually incongruous with the existing context of traditional pitched roof profiles along the streetscape. As such, the design of the proposed dwelling does not successfully integrate into the receiving context. In this regard, the Applicant should re-design the proposed development to demonstrate how the proposal will integrate into the surrounding streetscape.

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Overall, it is considered that the Applicant has not sufficiently demonstrated that the proposed dwelling would not seriously injure the amenity of property in the vicinity. In this regard **ADDITIONAL INFORMATION** is required from the Applicant to demonstrate that the proposed dwelling would successfully integrate into the surrounding streetscape and would not materially contravene the zoning objective for the area which seeks '*to protect/and or improve residential amenity*' and would therefore contravene the South Dublin County Development Plan 2022-2028.

### *Drainage and Water Services*

The Report of the Drainage and Water Services Department has indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- *'There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to 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 is required to submit a revised drawing showing plan & 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.*
- *The applicant is required to submit a drawing and report to provide additional information on the Surface Water network on site. Details required to be shown include:*
  - (i) *Direction of flow in Surface Water network.*
  - (i) *Design detail and cross section of proposed surface water drain passing underneath proposed development'.*

It is considered that the Applicant should be requested to provide the above outlined **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

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A Report provided by Irish Water indicates no objection to the proposed development, subject to standard conditions.

### *Parks and Landscaping*

The Parks Department has reviewed the application and has indicated no objection to the proposed dwelling.

### *Green Infrastructure*

The subject site is located within the Liffey Valley Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1. It is noted that, although the Application appears to include SuDS measures in the form of a soakaway and permeable paving to the driveway, insufficient detail of the proposed SuDS measures is provided. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of detail regarding the SuDS measures, it is considered that the subject development has not successfully demonstrated compliance with the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should be requested, by way of **ADDITIONAL INFORMATION**, to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

### *Vehicular Access and Parking*

The Roads Department have assessed the proposed development and have indicated no objection.

Should the Planning Authority ultimately decide to Grant Permission for the proposed development, it is considered that the following **CONDITIONS** should be attached:

- The vehicular access points shall be limited to a width no greater 3.5 meters.
- Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- Any gates shall open inwards and not out over the public domain.

### *Screening for Environmental Impact Assessment*

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.



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### *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 a single dwelling.

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.

### Conclusion

Whilst the principle of residential development on lands zoned 'RES' is accepted, **ADDITIONAL INFORMATION** is required in relation to the design and layout of the proposed dwelling, landscape proposals and boundary treatments and the drainage and water services infrastructure to facilitate a complete assessment of the proposed development.

### Recommendation

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

1. The Applicant is requested to address the following deficiencies in the drawings provided:
  - (i) Application Form - In response to Question No. 11 the Applicant has indicated that the site area is 0.00032 Ha.
  - (ii) Application Form - In response to Question No. 12 the Applicant has indicated that the Gross Floor Space of existing buildings on the subject site is 28 sq m. This appears to be the area of the garage structure. The response to this question should include the area of all structures within the redline boundary.
  - (iii) Drawing Annotation - The drawings provided by the Applicant include an annotation which states 'Existing extension amended (exempt Development)'. No detail is provided on the drawings or accompanying documents regarding the extent of alterations to the extension of the existing dwelling. To facilitate a complete assessment of the proposed development, further detail is required in relation to the amendments to the extension of the existing dwelling at No. 54 Sarsfield Park. If necessary, the Applicant should include plan, sectional and elevational drawings of the existing extension and proposed amendments to the extension.
  - (iv) Boundary Treatment - The drawings provided by the Applicant include an annotation which states 'Wall to be altered (exempt development)'. However, no detail has been

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provided in relation to the proposed alterations. Furthermore, no plan or elevational drawings have been provided showing the boundary treatment for the proposed new dwelling to facilitate a complete assessment and understanding of the proposed amendments to the existing wall and the proposed boundary treatment at the subject site. The Applicant is requested to provide plan, elevational, sectional and cross-sectional drawings detailed the proposed boundary treatment.

(v) Finished Floor levels have not been provided on the proposed floor plans.

(vi) The Applicant is requested to clarify the height of the existing dwelling as there is a discrepancy between the drawings provided with a previous planning application (SD19A/0160) and those provided with this Planning Application.

2. The Applicant is requested to provide a complete set of revised plan, sectional and elevational drawings which demonstrate the following revisions to the proposed development:
  - (i) The inclusion of the minimum standard of 2 sq m storage space as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.
  - (ii) Re-design the proposed dwelling to match the front building line at first floor level
  - (iii) Omit the proposed half-hipped roof profile.
3. The Applicant is requested to provide the following information in relation to the proposed Drainage and Water Services Infrastructure:
  - (i) The Applicant is required to 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.
  - (ii) The Applicant is required to submit a revised drawing showing plan & 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:
    - At least 5m from any building, public sewer, road boundary or structure.
    - Generally, not within 3m of the boundary of the adjoining property.
    - Not in such a position that the ground below foundations is likely to be adversely affected.
    - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
    - Soakaways must include an overflow connection to the surface water drainage network.
  - (iii) The applicant is required to submit a drawing and report to provide additional information on the Surface Water network on site. Details required to be shown include:
    - Direction of flow in Surface Water network.
    - Design detail and cross section of proposed surface water drain passing underneath proposed development'.
4. The Applicant is requested to provide a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets in a Green Infrastructure Plan, demonstrating

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compliance with the Green Infrastructure Strategy and the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.

5. The applicant is requested to provide a detailed Shadow Assessment and Report, prepared by an appropriately qualified consultant that sets out a detailed assessment of the potential impact of the proposed development on the adjacent rear private open space areas of the neighbouring properties. This assessment must be prepared in line with the relevant BRE Guidelines.

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**REG. REF. SD22A/0293**

**LOCATION: 54, Sarsfield Park, Lucan, Co. Dublin**

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:**

22/8/22

Eoin Burke  
**Eoin Burke, Senior Planner**