

Comhairle Chontae Atha Cliath Theas

PR/1094/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0309 **Application Date:** 28-Jun-2022
Submission Type: New Application **Registration Date:** 28-Jun-2022
Correspondence Name and Address: David Corbally 55, Ludford Drive, Ballinteer, Dublin 16
Proposed Development: First floor extension to rear.
Location: 2, Ballyboden Crescent, Rathfarnham, Dublin 16
Applicant Name: Sean and Lisa Sherridan
Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0561 Hectares on the application form.
Site Visit: 20th of July 2022.

Site Description

The subject site is located on a corner site on Ballyboden Crescent in an existing housing estate in Rathfarnham. The site consists of a two storey, semi-detached dwelling with existing side and rear extensions. The streetscape consists of housing of a similar form and character (more so terraced housing).

Proposal

Permission is being sought for a first floor extension to the rear.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No report received at the time of writing this report.

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SEA Sensitivity Screening – the site overlaps with the following layers:

- Aviation Related – Take Off Climb Surfaces, Approach Surfaces and Outer Horizontal Surface for Casement, and Bird Hazards.
- Riparian Corridor

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

ED22/0012

First Floor extension to rear. **Declared not exempt.**

SD14B/0188

Single storey front extension; single storey side and rear extension and associated works.

Permission granted.

SD11A/0081

Two storey attached two bed house to side with new vehicular access. **Permission refused due to impact on dwelling to the north regarding overlooking and sense of enclosure, non-compliance with policy relating to corner sites, substandard minimum floor areas, and would set an undesirable precedent.**

SD10A/0235

Two storey attached 2 bed house to side with new vehicular access. **Permission refused due to impact on dwelling to the north regarding overlooking and sense of enclosure, undersized private amenity space, and would set an undesirable precedent.**

SD09A/0271 & ABP Ref. PL06S.234876

Two storey attached two bed house to side with new vehicular access. **Permission refused by SDCC, and ABP. ABP refused permission due to impact on dwelling to the north regarding overlooking and sense of enclosure.**

SD04A/0880 & ABP Ref. PL06S.210803

For a detached 2-storey dwelling house to the eastern side. Permission granted by SDCC. Appealed to ABP. **ABP decided to refuse permission as by reason of the detached nature of the dwelling, the proposed development would seriously injure the residential amenity of the property to the rear.**

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Adjacent and surrounding sites

SD03A/0047 5, Ballyboden Crescent, Rathfarnham (to the rear of the site)
2-storey detached house and widened driveway. **Permission granted.**

SD18A/0255 & ABP Ref. PL06S.304332 Buglers Ballyboden House, Ballyboden Road (site adjoining site to rear)

(I) Construction of a single storey extension (219.9sq.m) to rear of existing public house comprising additional bar and seating area, enclosed smoking area, new ground floor w.c. and new rear entrance from existing car park; (II) Provision of beer garden along the southern elevation of the existing public house; (III) Construction of covered smoking area along the northern elevation of the existing public house; (IV) Erection of single storey storage unit (100sq.m) ancillary to the public house; (V) Provision of new vehicular entrance from rear carpark to serve storage unit; (VI) Change of use of existing male bathroom to provide additional kitchen pace (14sq.m); And all ancillary works necessary to facilitate the proposed development including boundary treatments and landscaping. Permission refused by SDCC. First party appeal to ABP. **ABP granted permission.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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

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 GI3: Sustainable Water Management

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Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate.

Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.

GI3 Objective 1:

To ensure that hydromorphical assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.

GI3 Objective 2:

To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.

GI3 Objective 3:

To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site.

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.

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable, and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Policy H14: Residential Extensions

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

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

11.3 Flood Risk Management

11.3.1 Riparian Corridors

Policy IE4: Flood Risk

Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.4.3 Riparian Corridors

Development within or affecting riparian corridors will be required to:

- Ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan;*
- Demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology;*
- Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. This is a minimum and should be considered in light of the bullet points above;*

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- Uncover existing culverts where appropriate and in accordance with relevant river catchment proposals, restore the watercourse to acceptable ecological standards for biodiversity wherever possible, improving habitat connection and strengthening the County's GI network.

12.5 Quality Design and Healthy Placemaking

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including rear extensions.

Elements of Good Extension Design

- Respect the appearance and character of the house and local area;*
- Provide comfortable internal space and useful outside space;*
- Do not overlook, overshadow, or have an overbearing affect on properties next door;*
- Consider the type of extension that is appropriate and how to integrate it; and*
- Incorporate energy efficient measures where possible.*

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*
- Do not create a higher ridge level than the roof of the main house.*
- The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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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 (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).

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Riparian Corridor and Green Infrastructure,
- Water Management;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual and Residential Amenity

The proposed development would provide for a first floor extension above the existing ground floor extension. It would extend approx. 4m from the rear building line, aligning with the existing ground floor extension. The extension would provide for a bedroom approx. 11.09sq.m in size. This is under the minimum floorspace requirement for a double bedroom (11.4sq.m) under the CDP. However, given it is only slightly under, it is acceptable in size.

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A window is proposed on the side (eastern) elevation. This would face the streetscape and therefore not result in any unacceptable levels of overlooking to neighbouring properties. The extension would be sufficiently setback from site boundaries and neighbouring dwellings so as not to have significant overbearing or overshadowing impacts.

The extension would have a flat roof and result in a rear extension approx. 5.7m in overall height. The House Extension Design Guide allows for flat roof extensions if not prominent from a nearby public road or area. As the site is on a corner, the extension would be visible from the public road and area. It is therefore considered that the extension should be amended so that the roof matches the form and character of the existing house. The existing rear extension has a pitched roof, which is considered to be an appropriate form to use on the proposed first floor extension. **This can be addressed by way of additional information.**

Access and Parking

No report from the Roads Department was received at the time of writing this report. However, no changes to access or parking are proposed.

Riparian Corridor and Green Infrastructure

The subject site is located within a Riparian Corridor as identified on the Green Infrastructure and Flood Risk map of the CDP. The site is also proximate to a Secondary Green Infrastructure Link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The subject application provides for a first floor extension to an existing house. Having regard to the nature and scale of the development it is considered that would be in accordance with riparian corridor and green infrastructure policies and objectives of the CDP 2022-2028.

Water Management

No reports were received from Water Services and Irish Water. Standard conditions should apply in the event of a grant of permission.

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 applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a first floor extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, 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.

Recommendation

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

1. SDCC's House Extension Design Guide (2010) allows for flat roof extensions if not prominent from a nearby public road or area. As the site is on a corner, the proposed extension would be visible from the public road and area. It is therefore considered that the extension should be amended so that the roof matches the form and character of the existing house. The existing rear extension has a pitched roof, which is considered to be an appropriate form to use on the proposed first floor extension. This applicant is requested to submit a full set of revised drawings showing a pitched roof on the proposed extension.

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REG. REF. SD22B/0309

LOCATION: 2, Ballyboden Crescent, Rathfarnham, Dublin 16

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, Senior Planner