

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0315 **Application Date:** 30-Jun-2022
Submission Type: New Application **Registration Date:** 30-Jun-2022

Correspondence Name and Address: Carol Forbes, 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Construction of first floor extension to the side of existing dwelling comprising of bedroom and en-suite.
Conversion of existing garage to family room

Location: 46, Wainsfort Park, Terenure, Dublin 6W, D6W VX71

Applicant Name: Michael & Elaine Brannelly

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.033509 Hectares on the application form.
Site Visit: 20th of July 2022.

Site Description

The subject site is located on Wainsfort Park within an existing housing estate in Terenure. The site consists of a two storey, semi-detached dwelling with a hipped roof. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for the construction of first floor extension to the side of existing dwelling comprising of bedroom and en-suite. Conversion of existing garage to family room.

Zoning

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

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

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.

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

- Bird Hazards
- Outer Horizontal Surfaces for Casement and Dublin

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

None.

Adjacent and surrounding sites

SD21B/0109 32, Wainsfort Park, Terenure, Dublin 6W

Construct first floor level side extension, rear dormer window, internal & external alterations & new single storey rear detached playroom & shed. **Permission granted.**

SD05B/0030 48, Wainsfort Park, Terenure, Dublin 6W

Alterations to previously approved permission Ref:SD03B/0451 (currently under construction) incorporating (1) New setback to front building line of 225mm for proposed approved first floor bed-room extension over the existing garage at ground level. (2) Increase in width of extension by 200mm to incorporate the construction of new 215mm block work party wall to adjoining house No. 49 and (3) modifications to approved 2-storey side extension to omit hipped roof and replace with pitched gable-ended roof. **Permission granted.**

SD03B/0451 48, Wainsfort Park, Terenure, Dublin 6W

Alterations to existing house incorporating ground floor kitchen/utility room extension to the rear, new wc under stairs, first floor extension over existing attached converted garage and conversion of attic into bedroom with dormer window to rear. **Permission granted.**

SD05B/0142 49, Wainsfort Park, Terenure, Dublin 6W

Front entrance porch with canopy roof over, 1st floor side extension, demolish single storey rear extension and construct two storey rear extension, attic conversion to habitable space with dormer window on the rear elevation and widen existing vehicular access. **Permission granted.**

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

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 G11: Overarching

G11 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 G12: Biodiversity

G12 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 G14: Sustainable Drainage Systems

G14 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

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

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.

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

12.5 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

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

South Dublin County Council House Extension Design Guide (2010)

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

Side extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *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.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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;
- Green Infrastructure,
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

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 the conversion of the existing garage to habitable space and a first floor extension to the side of the dwelling, above the converted garage. The converted garage would provide for a family room. The first floor extension would provide for the extension of an existing bedroom and for an ensuite. The extended bedroom would meet the minimum floorspace requirements of the CDP.

A two storey projection would be provided to the front, that projects approx. 1.2m from the front building line. This projection is to the garage conversion and first floor extension. While a projection at the ground floor would be acceptable, also extending at first floor will be out of character with the streetscape and wider area. The first floor extension should be amended so that it aligns with the existing front building line. It should not project further forward of this. **This can be addressed via additional information.** A full set of revised drawings and a revised floor area should be provided. Existing and proposed roof plans should also be submitted to help assess this proposal.

The side extension would extend up to the side (western) boundary of the site. This is in line with what has been submitted on the same house type along this street. The proposed windows would be on the front elevation facing the streetscape. The extension would extend the existing hipped roof form of the house. The above described projection would have a pitched roof with the gable end facing the front. An appropriate roof type should be provided on the ground floor projection once the first floor projection is omitted.

The proposed materials and finishes would match existing. This aligns with the House Extension Design Guide.

Access and Parking

The front projection is not shown on the submitted Site Plan. A revised Site Plan should be submitted showing this to confirm the setback from the front boundary. The House Extension Design Guide recommends maintaining a minimum driveway length of 6m in order to adequately park a car onsite.

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

Green Infrastructure

The subject site is not located within an area of green infrastructure as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The subject application provides for a garage conversion and side extension. Having regard to the location, nature and scale of the development it is considered that would be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Services and Drainage

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.

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 garage conversion and side 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

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

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. While a projection from the existing front building line at the ground floor would be acceptable, also extending forward at first floor will be out of character with the streetscape and wider area. The first floor extension should be amended so that it aligns with the existing front building line. It should not project further forward of this. The applicant is requested to submit full set of revised drawings and a revised floor area addressing this. Existing and proposed roof plans should also be submitted to help assess this proposal. An appropriate roof type should be provided on the ground floor projection once the first floor projection is omitted.
2. The applicant is requested to submit a revised Site Plan accurately showing the proposed development and separation distance from the front boundary.

Comhairle Chontae Atha Cliath Theas

PR/1097/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0315

LOCATION: 46, Wainsfort Park, Terenure, Dublin 6W, D6W VX71

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:

24/8/22


Eoin Burke, Senior Planner