

# Comhairle Chontae Atha Cliath Theas

PR/0975/22

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

**Reg. Reference:** SD22B/0265      **Application Date:** 10-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 10-Jun-2022  
**Correspondence Name and Address:** Mr. Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14  
**Proposed Development:** Two-Storey extension to the side and rear with gables to the front and rear.  
**Location:** 24, Swiftbrook Drive, Jobstown, Dublin D24 WDPO  
**Applicant Name:** Mr. Gavin Finnegan  
**Application Type:** Permission

(SW)

### Description of Site and Surroundings

Site Area: stated as 0.045 Hectares on the application.

### Site Description

The subject site is located on Swiftbrook Drive within an existing housing estate. The site consists of a two-storey, end of terrace dwelling with a hipped roof. The side elevation is adjacent to Fortunestown Way. The streetscape comprises of housing of a similar form and character.

### Proposal

Permission is being sought for:

- Two-Storey extension to the side and rear with gables to the front and rear.

### Zoning

The subject site is subject to zoning objective RES – *'To protect and/or improve residential amenity'*.

### Consultations

Roads: No objections.

Water Services: No report received at time of writing.

Parks: No objections, subject to conditions.

Irish Water: No report received at time of writing.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

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### Submissions/Observations /Representations

Submissions received:

- Scale not proportionate to existing dwelling
- Overdevelopment
- Over dominant in scale and appearance
- Will result in overshadowing
- Overbearing
- SDCC guidance states 2 storey extension should be avoided on terrace house
- Finish / Materials not appropriate
- Traffic management issues during construction
- Concerns it could be turned into a separate dwelling
  - There will be additional vehicles once occupied
  - Access and parking for the new build
- Co-owner and resident does not give consent for application
- Extension will cast shadow on host dwelling garden
- Layout more in line with an additional house than an extension
- No provision for ground floor sanitary facilities
- If the property is subdivided:
  - Concern rear garden not separate to facilitate separate dwellings
  - Side access for bins for existing dwelling would be restricted
  - Facilities for any requirement for additional off-street parking spaces to the front driveway would be a concern
- Granting this development would set an undesirable precedent
- Publication – site notice is water damaged and unreadable and has been like this for several weeks

### Relevant Planning History

*Subject site*

None traced to subject site.

*Adjacent and surrounding sites*

None.

### Relevant Enforcement History

None recorded for subject site according to APAS.

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### Pre-Planning Consultation

None recorded for subject site according to APAS.

### Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

*Section 2.4.1 Residential Extensions*

*Policy H18 Residential Extensions*

*It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*Policy H18 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (i) Extensions*

*Section 11.4.2 Car Parking Standards*

*Table 11.24 Maximum Parking Rates (Residential Development)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.2 Appropriate Assessment*

### South Dublin County Council House Extension Design Guide (2010)

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

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### Side extensions:

- 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.*
- 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.*
- 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*

### 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.*

### Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

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

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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).

### Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Ownership and Site Notice
- Visual and Residential Amenity;
- Services and Drainage;
- Parks
- Environmental Impact Assessment;
- Appropriate Assessment; and
- Other Matters.

### *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.

It is noted that submissions have raised concern that the proposal would result in an independent dwelling, however, an application has been made for an extension and shall be assessed as such. Should permission be granted, a condition would be applied restricting the extension and dwelling to single use. Further planning permission would be required to subdivide any property and any subsequent application would be judged on its own merits.

### *Ownership and Site Notice*

The application form states that the applicant is the legal owner. However, a submission suggests that there may be more than one legal owner. The applicant is requested to set out details of all legal owners and provide letters of consent, where relevant.

Concern has been raised regarding the site notice. The Planning Authority is satisfied that the site notice was legible and in place.

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### *Visual and Residential Amenity*

Two-Storey extension to the side and rear with gables to the front and rear.

Side:

The existing dwelling is approx. 5.1m wide and the proposed extension would be approx. 5.3m wide. It is noted that the site is an end of terrace, located on a corner that is screened by trees and the site may, therefore, be capable of accommodating a larger dwelling. It is noted that the existing dwelling has two eaves levels. The proposed extension would be in line with the higher of the eaves levels. In accordance with the house extension design guide, side extension should consider the following:

- *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.*
- *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*

There are concerns regarding the proposed development in its current form as:

- The width of the extension is wider than the existing property. In addition to this, it maintains the building line (as at the existing front door) and it not set back, increasing its prominence
- The ridge of the proposed extension is higher than the existing ridge
- The proposal creates a large gable where the roof profile was previously hopped

It its current form, the side extension is considered unacceptable. The applicant is therefore requested to submit revised drawings which,

- Reduce the projection to the side
- Provide for a hip roof, Dutch hip may be acceptable
- Provide for a ridge and eaves height in line with the existing dwelling.

**Additional information** is therefore requested.

The applicant is also requested to set out the floor area in sq.m of the revised extension.

Due to the location of the side extension, it would not have any impact on the residential amenity of the adjoining neighbours.

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### Rear:

The extension to the side would also go beyond the rear building line of the original dwelling. It is noted that the property has an existing ground floor extension, and the extension would be in line with this. The two storey extension would extend 2.5m beyond the original building line. It is noted that there is concern that a two storey extension is not appropriate for a terraced dwelling, however, the property in question is end of terrace and the extension in question does not border any adjoining properties. It is considered that the 2.5m projection to the rear is acceptable in this instance and would not result in any undue negative impacts on the residential amenity of the occupiers or the adjacent properties. Approximately 69sq.m of rear amenity space would remain following the development.

As stated above, there are concerns regarding the roof profile. The site is on a corner, visible from Fortunestown Way and the rear facing gable is not considered to have an acceptable impact. This should be addressed via **additional information**.

### Internal layout

The proposal would create a 6 bed dwelling.

Minimum single bed width should be 2.1m and double should be 2.8m. The bedrooms measure as follows:

- 2.6 x 4.2 (single - existing)
- 2.6 x 4.5 (single - existing)
- 3 x 2.039 (marginally below standard but considered a single - existing)
- 2.45 x 5.124 (single)
- 2.45 x 5.124 (single)
- 3.623 x 5 (Master / double)

There would be 2 living rooms downstairs:

- 4.7 x 6.2
- 3.5 x 3.2

The minimum living room width should be 3.8m for a 3bed house (the guidelines do not set a width for dwellings with more bedrooms). It is noted that one of the proposed living rooms meets this standard, which is considered acceptable.

### *Services and Drainage*

In relation to surface water, no comments have been provided. Should permission be granted, standard conditions would be applicable.

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It is noted from Irish Water maps, that there are a number of pipes close to the proposed extension. The proposed extension would bring the dwelling to 4m from a 750mm 'unknown' pipe. The report from Water Services states "*We would look for 6m setback distance preferably to the outside diameter of the 750mm pipe*". **Additional information** is requested to address this.

### ***Parks***

No objections, subject to conditions.

### ***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***

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

### **Development Contributions**

New extension 112sq.m

Previous extension 12sq.m

Exemption = 40sq.m-12sq.m = 28sq.m

Assessable area = 84sq.m

### **SEA monitoring**

Building Use Type Proposed: Residential

Floor Area: 112sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.045 Hectares.



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### Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 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 that the proposed development would be in compliance with Council policy, would be of an acceptable scale and design and would meet the requirements of the Planning and Development Regulations 2001 (as amended), 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. The applicant is requested to set out details of all legal owners and provide letters of consent, where relevant.
2. (a) In its current form, the extension is considered unacceptable. The applicant is therefore requested to submit revised drawings which,
  - Reduce the projection to the side
  - Provide for a hipped roof, Dutch hip may be acceptable. A gable roof profile would not be acceptable.
  - Indicate a ridge and eaves height in line with the existing dwelling.(b) The applicant is requested to set out the floor area in sq.m of the revised extension.
3. It is noted from Irish Water maps, that there are a number of pipes close to the proposed extension. The proposed extension would bring the dwelling to 4m from a 750mm 'unknown' pipe. The applicant is requested to redesign the proposal and provide for a 6m setback distance to the outside diameter of the 750mm pipe.

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**REG. REF. SD22B/0265**

**LOCATION: 24, Swiftbrook Drive, Jobstown, Dublin D24 WDPO**

*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:**

2/8/22

*Eoin Burke*  
Eoin Burke, Senior Planner