

Comhairle Chontae Atha Cliath Theas

PR/1120/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0322 **Application Date:** 07-Jul-2022
Submission Type: New Application **Registration Date:** 07-Jul-2022

Correspondence Name and Address: David Coffey & Associates 42, Brookhaven Park,
Blanchardstown, Dublin 15

Proposed Development: Proposed single storey extension to gable end, front &
rear of house also all associated site works

Location: 2 Ferncourt Close, Firhouse, Dublin 24.

Applicant Name: Stephen Doyle

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.02672 Hectares.

Site Description

The subject site is located within the established residential area of Ferncourt and is comprised of a semi-detached, two storey dwelling with a hardstanding area to the front with off-street car parking and a rear garden containing a shed. The site is bound to the north by Ferncourt View, to the east by Ferncourt Close, to the south by No. 4 Ferncourt Cloe and to the west by No. 1 Ferncourt View. The surrounding streetscape is generally characterised by dwellings of a similar architectural form and scale with a generally uniform building line.

Proposal

Permission is sought for development comprised of:

- A single storey extension to the side and rear of the existing dwelling, projecting approximately 2.4m out from the side (northern) elevation of the dwelling, spanning a length of approximately 11.25m and projecting approximately 1.75m out from the rear elevation of the dwelling and spanning a width of approximately 8.1m. The proposed extension will provide a new TV room, utility room and enlarged kitchen/dining room, increasing the gross floor area of the dwelling by approximately 27.44 sq m.
- The proposed single storey extension has a sloped roof profile with an approximately ridge height of 3.2m and an eaves height of approximately 2.4m. The proposed extension includes the following elevational amendments:
 - Front elevation – The addition of 1 No. window.
 - Side (northern) elevation – The addition of 1 No. door providing access to the new utility room and 1 No. rooflight.

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- Rear elevation – The addition of 1 No. window, 1 No. glazed sliding door and 2 No. rooflights.
- All ancillary 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 – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 10th August 2022.

None received.

Relevant Planning History

Subject Site

SD02B/0262

Two storey family flat extension at front, side, and rear. **SDCC Decision:** Refuse Permission.

Adjacent sites

There is no recent relevant planning history on adjacent sites.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage, and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 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.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 6.8.2 Residential Extensions

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

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 13.5.8 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.

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South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

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.*
- *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.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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'.*

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

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

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).

Planning Note

The drawings provided by the Applicant are deficient as follows:

- 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 Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate'*.

It is noted that contours/Finished Floor Levels have not been included on the site layout plans and floor plans. However, the ground level and finished floor levels are shown on the elevational drawings.

The deficiencies in the drawings provided by the Applicant are not significant enough to prevent a complete assessment of the proposed development and it is considered that, should the Planning Authority be minded to Grant Permission for the proposed development, corrected drawings can be provided by way of **CONDITION**.

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Residential and Visual Amenity
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'* A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

The proposed development includes the provision of a single storey extension to the side and rear of the existing dwelling, projecting approximately 2.4m out from the side (northern) elevation of the dwelling, spanning a length of approximately 11.25m and projecting approximately 1.75m out from the rear elevation of the dwelling and spanning a width of approximately 8.1m. The proposed extension will provide a new TV room, utility room and enlarged kitchen/dining room, increasing the gross floor area of the dwelling by approximately 27.44 sq m.

The proposed extension is located approximately 1.5m from the side (northern) boundary, with an internal access road for the residential estate known as 'Ferncourt View' located on the other side of the boundary wall. Having regard to the receiving context of the subject site, it is considered that the proposed structure will not adversely impact the visual and residential amenity of adjacent properties and the surrounding streetscape.

Whilst it is preferable that passive surveillance of the adjacent public realm to the north be provided from the dwelling on the subject site, it is accepted in this instance that it is not possible owing to the 1.9m high boundary wall and the single storey height of the proposal. It is also noted that there is some level of passive surveillance of the laneway provided by the existing first floor windows in the side (northern) elevation of the existing dwelling.

Although the proposed extension is sited approximately 200mm from the boundary with No. 4 Ferncourt Close to the east, it is considered that, having regard to the approximate eaves height of 2.4m and the projection of approximately 1.5m out from the rear elevation, the proposal would not

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be significantly injurious to the amenities of the area. No undue issues of overshadowing are envisaged having regard to the aspect of the rear gardens along Ferncourt Close.

According to the drawings provided by the Applicant approximately 90 sq m private amenity space remains; thus the minimum private open space requirement is achieved for a house of this size as outlined in Table 3.20 of the Development Plan. Overall, it is considered that the proposed single storey side and rear extension by way of its siting, depth and height would have an undue negative impact on the residential and visual amenity of the property in the vicinity of the site and is therefore generally acceptable.

Green Infrastructure

The subject site is not located within a Core Area or Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). However, the subject site is located adjacent to the L12 Ballycullen Stream – Dodder Secondary GI Link. The development will increase the floorplate of the dwelling, however, will not result in a significant loss of any grassland or permeable surfaces as the area where the extension is proposed is largely comprised of existing hardstanding paving. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

The applicant has not indicated any detailed design of Sustainable urban Drainage Systems. In this regard, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the applicant to submit SuDS proposals for the written agreement of the Planning Authority prior to the commencement of development.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Owing to the proximity of Irish Water infrastructure along the side northern boundary it is recommended that the applicant provides the following

- (a) A drawing showing the distance between foundation of proposed development and adjoining Irish water infrastructure.
- (b) A confirmation from Irish Water that the proposed development is acceptable.

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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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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 an extension to an existing 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	27.44 sq m
Previous Extension	0 sq m
Assessable Area	0 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	27.44 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.027 Ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

That being said, clarification of the potential impact on the adjoining Irishwater infrastructure should be requested, by additional information

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Recommendation

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

1. The applicant is requested to submit the following:
 - (a) A drawing showing the distance between foundation of proposed development and adjoining Irishwater infrastructure.
 - (b) A confirmation from Irish Water that the proposed development is acceptable.

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REG. REF. SD22B/0322

LOCATION: 2 Ferncourt Close, Firhouse, Dublin 24.

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:

31/8/22


Eoin Burke, Senior Planner