

# Comhairle Chontae Atha Cliath Theas

**PR/1149/22**

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

**Reg. Reference:** SD22B/0329      **Application Date:** 19-Jul-2022

**Submission Type:** New Application      **Registration Date:** 19-Jul-2022

**Correspondence Name and Address:** O' Dwyer & Associates Architects 8, Townyard House, Townyard Lane, Malahide, Co. Dublin.

**Proposed Development:** Ground floor extension to side and rear to provide kitchen, wc, utility and living room with bay window to front elevation; first floor extension to side to provide single bedroom and en-suite double bedroom and associated site works.

**Location:** 1, Sundale Green, Dublin 24

**Applicant Name:** Michael Doran

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.042 Hectares on the application form.

Site Visit: 17<sup>th</sup> of August 2022.

### **Site Description**

The subject site is located at the end of cul-de-sac Sundale Green within an existing housing estate in Jobstown. The site consists of a two storey, semi-detached dwelling with a pitched roof. The streetscape consists of housing of a similar form and character. The site has a larger front and side garden area than similar adjoining and surrounding sites. The site has an irregular shaped side boundary where the north-eastern part of the boundary adjoins zoned open space, and the south-eastern part adjoins Sundale Park.

### **Proposal**

Permission is being sought for a ground floor extension to side and rear to provide kitchen, wc, utility and living room with bay window to front elevation; first floor extension to side to provide single bedroom and en-suite double bedroom and associated site works.

### **Zoning**

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

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### **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.
Public Realm	No comments/conditions to add.
Roads Department	No objections.

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

- Inner Horizontal Surface for Casement
- Bird Hazards

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

None received.

### **Relevant Planning History**

#### *Subject site*

None.

#### *Adjacent and surrounding sites*

SD20B/0531 10, Sundale Lawn, Dublin 24

Single storey side extension with a flat roof for extended living. **Permission granted.**

### **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*

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### *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.*

### *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*

*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.*

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*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*

### **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;*

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- *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.*
- *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.*

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*- 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).*

*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,
- Infrastructure and Environmental Services;
- 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

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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 involve the construction of a side extension, which also extends to the rear at ground floor. The extension would extend approx. 6.4m to the side when viewed from the front, and approx. 2.8m when viewed from the rear. It would extend approx. 2.8m from the rear building line of the house.

The extension would extend the existing pitch roof of the house, then step down to a part pitched roof extension then a ground floor flat roof extension. The flat roof part of the extension would not be visually dominant when viewed from the streetscape and surrounding area. The pitched roof would be in character with the existing house. The proposed materials of render and brick would match existing.

The extension would provide a kitchen, wc, utility and living room with a bay window to front elevation at ground floor level. At first floor level it would provide a single bedroom and an en-suite double bedroom. The proposed bedrooms would meet the minimum floorspace requirements of the CDP. Sufficient rear amenity space would remain for the dwelling.

The site is a corner site on Sundale Green and Sundale Park. The proposed extension would be on the side adjoining Sundale Park. In accordance with Council policy relating to corner sites, a dual frontage should be provided in order to avoid blank facades and maximise passive surveillance of the public domain. The current window fenestration on the side (south-east) elevation does not provide adequate passive surveillance of the street.

The applicant should be requested to increase the dual aspect frontage of the dwelling. This could include providing a high level window to the kitchen and increasing the size of the window to the sitting room on this elevation. **This can be requested via additional information.**

The proposed extension would be sufficiently setback from neighbouring residential properties. The rear projection is approx. 2.8m in extent and located approx. 5.1m from the adjoining residential property, No. 2 Sundale Green. It would therefore not have any undue impact on existing residential amenity.

### *Access and Parking*

No changes to access or parking proposed. The Roads Department have reviewed the proposed development and have no objections.

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### *Green Infrastructure*

The subject site is located on the edge of a Secondary GI Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The subject application provides for a side extension. Additional surface water drainage is proposed via a soakaway.

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.

### *Infrastructure and Environmental Services*

The proposed extension is in close proximity to the existing Irish Water water main and foul water sewer pipes that run along the south-eastern boundary of the site.

The applicant should be requested to submit cross-sectional drawing(s) showing the distance between the foundation of the proposed extension and this Irish Water public infrastructure. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and whether the required setback distances from this infrastructure are achieved.

If an alternative design which accommodates Irish Water's minimum required separation distances is required, a revised design should be submitted. A full set of revised drawings and floor area would be required. **This should be addressed via additional information.**

A soakaway is proposed in the front of the site. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be requested 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.

Water Services state that the applicant should also be requested to submit a revised drawing showing plan and 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.



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Should a soakaway prove not to be feasible, then the applicant should submit the following:

- (a) Soil percolation test results demonstrating a soakaway is not feasible
- (b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

**This information should be requested via additional information.**

### *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 house 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.

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### Recommendation

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

1. The site is a corner site on Sundale Green and Sundale Park. The proposed extension would be on the side adjoining Sundale Park. In accordance with Council policy relating to corner sites, a dual frontage should be provided in order to avoid blank facades and maximise passive surveillance of the public domain. The current window fenestration on the side (south-east) elevation does not provide adequate passive surveillance of the street. The applicant is requested to increase the dual aspect frontage of the dwelling. This could include providing a high level window to the kitchen and increasing the size of the window to the sitting room on this elevation. A full set of revised drawings and the revised floor area would be required.
2. The proposed extension is in close proximity to the existing Irish Water water main and foul water sewer pipes that run along the south-eastern boundary of the site. The applicant is requested to submit cross-sectional drawing(s) showing the distance between the foundation of the proposed extension and this Irish Water public infrastructure. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and whether the required setback distances from this infrastructure are achieved. If an alternative design which accommodates Irish Water's minimum required separation distances is required, a revised design should be submitted. A full set of revised drawings and the revised floor area would be required.
3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be requested 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.  
Water Services state that the applicant should also be requested to submit a revised drawing showing plan and 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.Should a soakaway prove not to be feasible, then the applicant should submit the

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following:

- (a) Soil percolation test results demonstrating a soakaway is not feasible
- (b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

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**REG. REF. SD22B/0329**


**LOCATION: 1, Sundale Green, Dublin 24**



**Sarah Watson,  
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:** 12/09/22

  
**Gormla O'Corrain, Senior Planner**