

# Comhairle Chontae Atha Cliath Theas

**PR/1144/22**

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

**Reg. Reference:** SD22B/0335      **Application Date:** 21-Jul-2022  
**Submission Type:** New Application      **Registration Date:** 21-Jul-2022

**Correspondence Name and Address:** Enda Fanning Dunaras, Whitehall Road, Churchtown, Dublin 14

**Proposed Development:** Retention of single storey flat roof extension with a rooflight to the rear of the dwelling; Retention of 4 windows in the existing dwelling side elevations (two on each elevation); Retention of garden shed.

**Location:** 123, Whitehall Road, Dublin 12.

**Applicant Name:** Kevin & Robyn O'Shea

**Application Type:** Retention

(SW)

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

Site Area: 0.0671 ha

#### Site Description:

The site is located on Whitehall Road and contains a detached bungalow (with converted non-habitable attic room) with hipped roof and single storey flat roof extension to the rear and garage/outhouse to rear. The rear garden is a reasonably large size for a suburban area. The surrounding area is mainly comprised of other residential dwellings of similar style and character and a mainly uniform building line.

### **Proposal:**

Permission sought for the following:

- **Retention of single storey flat roof extension** with a roof light to the rear of the dwelling;
- **Retention of 4 windows** in the existing dwelling side elevations (two on each elevation);
- **Retention of garden shed.**

### **SEA Sensitivity:**

Overlap identified with the following:

- SFRA B 2016 & SFRA A 2016.

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### **Zoning:**

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

CDP Maps: SFRA A, B (part), Outer Horizontal Surface (Dublin), Bird Hazards, Outer Horizontal Surface (Casement)

### **Consultations:**

Parks – no comments / conditions

Roads – no objections.

Surface Water Drainage – no report received at time of writing.

Irish Water – no report received at time of writing

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

None received.

### **Relevant Planning History**

SD21B/0027 The demolition of an existing single storey extension to the rear and an existing garage/ outhouse and the construction of the following: a new single storey flat roof extension to the rear and side of the dwelling with roof lights; an extension to the rear of the existing attic room to include extending the existing main pitched roof to the rear with three Velux roof lights and the construction of a new rear gable wall with window; a new pitched roof dormer window to the front and a new pitched roof dormer window to the side to include a two storey stairs/ hallway window in the side wall.

### **Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Council Development Plan 2016 - 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.

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### *6.8.2 Residential Extensions*

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

### *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 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.*

*Policy E4: Electric Vehicles Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring)*

*Policy SM7: Car Parking and EV Charging Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.*

*Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.*

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

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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*

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

**Green Space Factor (GSF)**

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m.

*12.4.3 Riparian Corridors (not within an identified area)*

## ***12.5 Quality Design and Healthy Placemaking***

### ***12.6 Housing - Residential Development***

*12.6.7 Residential Standards*

*12.6.8 Residential Consolidation*

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### 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)*

#### *12.7.5 Car Parking / Charging for Electric Vehicles (EVs)*

#### *12.7.6 Car Parking Design and Layout*

#### *12.11.1 Water Management*

##### (i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

##### (ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

##### (iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

##### (iv) Groundwater

##### (v) Rain Water Harvesting

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

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow, or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *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.*

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For 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

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage, and Local Government (2008).

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

### Assessment

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Residential and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment

### *Zoning and Council policy*

The site is zoned objective RES - 'To protect and/or improve residential amenity.' A residential extension would accord with this zoning in principle.

### *Residential and Visual Amenity*

*Retention of single storey flat roof extension with a roof light to the rear of the dwelling;*

The front elevation indicates that the flat roof extension would not be visible from the front of the dwelling. However, the rear elevation indicates that the flat roof sits above the existing eaves and protrudes beyond the existing roof. In accordance with the House Extension Design Guide:

- *"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."*

The applicant is requested to provide accurate elevations via **additional information**. Should the extension protrude beyond the roof, the applicant is requested to provide visual / CGI images that indicate this element is screened from public view.

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It is noted that there is sufficient private amenity space remaining to the rear of the property, in line with the CDP standards.

*Retention of 4 windows in the existing dwelling side elevations (two on each elevation);*

It is noted that planning permission was previously granted for windows in the approximate location of the windows proposed for retention (i.e. on the ground floor side elevations). The impacts in terms of visual and residential amenity are considered acceptable.

*Retention of garden shed;*

The shed is 2.865m high, 4.545, long and 3.265m wide. It has a flat roof and is situated adjacent to the boundary with No25. The shed would not generally be visible. The retained shed has an acceptable impact in terms of visual and residential amenity.

### **Services and Drainage**

Water Services has not provided a report in relation to the proposed development. It is noted that under SD21B/0027, additional information was requested as follows:

*“The applicant is requested to submit the following further information:*

*Surface Water Report: Additional Information Required:*

*1.1 There are no soil percolation test results or design calculations submitted which shows that the existing soakaway has sufficient capacity to manage surface water runoff from the proposed development. The applicant is required to submit a report showing site specific soil percolation test results and design calculations in accordance with BRE Digest 365 – Soakaway Design which demonstrates this.*

*1.2 The applicant is required to submit a revised drawing showing plan & cross sectional views, dimensions, and location of existing/proposed soakaways.*

*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) Not located within any sewage treatment percolation area and/or any watercourse / floodplain. The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*

*All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

*Flood Risk Report: Additional Information Required:*

*2.1 The proposed development is located close to an area within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is required to submit a drawing showing the location of the proposed development in relation to the area identified by OPW's CFRAM mapping as being within a flood zone and therefore at risk of flooding. Development in an area at risk of*

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*flooding should be avoided where possible. If development is proposed within a flood zone, the applicant shall submit a report outlining details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands."*

It is noted that the floor area last time was 86.7sq.m for the rear extension and the proposal in this instance is 55sq.m, however, the layout of the proposed extension for retention extends further to the rear of the proposed development and a shed is proposed. As such, the Planning Authority request that the applicant submit **additional information** detailing the impact of the proposed development in terms of flood risk (as per item 2.1 above).

In relation to surface water, it is noted that following the previous AI request, there were still concerns regarding the information submitted on the proposed soakaway. **Additional information** is therefore requested.

It is noted that there are no pipes close to the extension / shed for retention.

### ***Green Infrastructure***

The subject application results in a small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary or Secondary GI Corridor.

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states "*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

*Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:*

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

*This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time".*

Given the concerns regarding the drainage on the site, the applicant is requested to provide a landscape plan and also set out what Sustainable Drainage Measures (SuDS) shall be provided in association with the extension / shed retention.



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

### *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.

### *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.

### Development Contributions

Extension 55sq.m (retention)

Shed (non-habitable) 11sq.m (retention)

No exemptions for habitable extension

Assessable area = 55sq.m

### SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 66sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0671 Hectares.

### 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 the proposed development is acceptable in principle, however, **additional information** is required to ensure the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the

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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. The front elevation indicates that the flat roof extension would not be visible from the front of the dwelling. However, the rear elevation indicates that the flat roof sits above the existing eaves and protrudes beyond the existing roof. In accordance with the House Extension Design Guide:
  - 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.The applicant is requested to provide accurate elevations. Should the extension protrude beyond the roof, the applicant is requested to provide visual / CGI images that indicate this element is screened from public view.
2. (a). There are no soil percolation test results or design calculations submitted which shows that the existing soakaway has sufficient capacity to manage surface water runoff from the proposed development. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations in accordance with BRE Digest 365 – Soakaway Design which demonstrates this.  
(b). The applicant is requested to submit a revised drawing showing plan & cross sectional views, dimensions, and location of existing/proposed soakaways.  
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) Not located within any sewage treatment percolation area and/or any watercourse / floodplain.  
(c). The proposed development is located close to an area within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit a drawing showing the location of the proposed development in relation to the area identified by OPW's CFRAM mapping as being within a flood zone and therefore at risk of flooding. Development in an area at risk of flooding should be avoided where possible. If development is proposed within a flood zone, the applicant shall submit a report outlining details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands.

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3. The applicant is requested to submit a landscape plan quantifying and detailing the following:
  - tree and hedgerow removal;
  - tree and hedgerow retention;
  - new tree and hedgerow planting.Details of lawn / grass area to be retained should also be indicated.

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**REG. REF. SD22B/0335**

**LOCATION: 123, Whitehall Road, Dublin 12.**



**Deirdre Kirwan,  
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:** 12/09/22



**Gormla O'Corrain, Senior Planner**