

Comhairle Chontae Atha Cliath Theas

PR/1176/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0340 **Application Date:** 26-Jul-2022
Submission Type: New Application **Registration Date:** 26-Jul-2022

Correspondence Name and Address: Patrycja Rogala Woodbine, Owendore Avenue, Dublin 14

Proposed Development: Demolition of the rear single storey extension; alteration to the front facade which consists of 2 storey porch and staircase, 2 double bay windows on each side of the new porch, second storey extension to the side over existing garage with main roof extension over, single storey extension to the rear, attic conversion with new dormer type window to the rear, Velux type windows to the front and side of the main roof, widening vehicular access gate, some internal alterations and associated site works.

Location: 6, Ballytore Road, Dublin 14

Applicant Name: Roisin Moran and Shane Delaney

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.053 Hectares as stated per application.

Site Description:

This site is close to a corner junction with Crannagh Park and contains a two storey semi-detached dwelling with a hipped roof and relatively large front and rear gardens. The property contains an existing single storey rear extension (12sq.m.) and a single storey attached side garage with flat roof (17sq.m.). The majority of dwellings in the area are characterised by semi-detached dwelling with hipped roofs with a staggered building line.

Proposal:

The proposed development comprises of the following:

- Demolition of the rear single storey extension (12sq.m.) and rear shed (4sq.m.);
- Alteration to the front facade which consists of 2 storey porch and staircase,
- 2 no. double bay windows on each side of the new porch,
- Second storey extension to the side over existing garage with main roof extension over, Single storey extension to the rear,
- Attic conversion with new dormer type window to the rear,

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- Velux type windows to the front and side of the main roof,
- Widening vehicular access gate
- Proposed works measure c.76sq.m.

Zoning:

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

Consultations:

Roads Section – **Additional Information** or **conditions** to be attached if granting.

Parks Department – No comments following review of application.

Surface Water Drainage – No report received

Irish Water – No report received

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

Three submissions in objection were received. Concerns include:

- Proposed development is excessive in scale, visually obtrusive and totally out of character with existing residential development and as a result would be seriously injurious to the residential amenities of neighbouring properties in the vicinity.
- There are no other double storey extensions in the area. The size of the extension and materials proposed (predominantly glass) will dominate the streetscape.
- Proposed porch and stairwell extending 2.9m is far in excess of the recommended front extension of no more than 1.5m as per the SDCC House Extension Design Guide 2010.
- Dormer windows will overlook adjoining properties.
- No precedent for a dormer of this scale in the area.
- There are no first floor bay windows in the vicinity.
- The proposal is not in keeping with the style and character of neighbouring houses.
- No consultation took place with neighbours.
- Proposal is to increase living space from 137sq.m. to 248sq.m. and will have an overbearing impact on neighbouring properties.
- Proposal would set an undesirable precedent for other over-sized extensions in the area.
- The height, design, scale and profile of the two storey front extension is extremely obtrusive and overbearing.
- The two storey front extension is not in keeping with neighbouring properties.
- Proposal will create problems with noise, dust, traffic and will disrupt parking during construction.

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- Existing planting along the boundary of No.8 will be compromised in order to build/finish the eastern side of the proposed extension.
- Concerns raised regarding the potential structural impact on No.8.
- Proposed rear dormer (3.2m high x 5.6m long x 2.4m deep) will overlook neighbouring properties.
- The proposed window at ground floor level on the eastern elevation will overlook into the neighbouring property No.8 Ballytore Road.
- The proposed cantilever of the first floor extension over existing garage will be built on the centre line of the existing part wall where no consent is provided for this.
- Setback of front extension should be seriously considered.
- The proposal would seriously devalue property in the vicinity.
- The quality of drawings submitted, and the accuracy of the solar study is not considered to be acceptable.
- The angled siting/orientation of No.6 in relation to No.8 exacerbates the adverse affects of overshadowing.
- Contiguous elevations do not clearly show how proposal relates to No.6 Ballytore Road.
- Concerns that a terrace may be intended with doors rather than windows for bedrooms, this would present added overlooking and privacy concerns for the rear gardens of neighbouring properties.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD15B/0305: 14, Ballytore Road, Rathfarnham, Dublin 14.

Change of house design originally granted under planning reference SD15B/0105: Full planning permission for conversion of garage to habitable space with extension to front to include new window, a new extended porch, construction of a new first floor extension to side (over converted garage) new ground floor living area extension to the rear, a new attic conversion to habitable space with dormer extension. Widening of front access gate for provision of new off street parking and all ancillary works, drainage and lighting. The revisions to the original application involve the addition of a front porch, minor alterations to ground floor and first floor internally, alterations to gable and rear fenestration and some alterations to the proposed extension and dormer granted in size and style.

Decision: **GRANT PERMISSION.**

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SD15B/0105: 14, Ballytore Road, Rathfarnham, Dublin 14.

Conversion of garage to habitable space with extension to front to include new window, a new extended porch; construction of new first floor extension to side (over converted garage); new ground floor living area extension to rear; a new attic conversion to habitable space with dormer extension; widening of front access gate for provision of new off-street parking and all ancillary works, drainage and lighting.

Decision: **GRANT PERMISSION.**

SD09B/0122: 15, Ballytore Road, Dublin 14.

Demolish single storey rear extension, construct single storey rear extension and first floor level side extension.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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

Section 6.8.2 Residential Extensions

Policy H14 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 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).

Section 12.5.3 Density and Building Heights

Section 12.6 Housing – Residential Development

Section 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.

Section 12.6.7 Residential Standards

Section 6.7.5 Privacy and Security

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Section 6.7.4 Internal Residential Accommodation

Section 12.10.1 Energy Performance in New Buildings

Section 12.3.2 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Attic conversions and dormer windows:

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

Overlooking and loss of privacy:

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

South Dublin County Council House Extension Design Guide (2010)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Visual and Residential Amenity
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR).

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Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan.

Visual and Residential Amenity

Demolition (12sq.m as stated)

The existing single storey rear extension (12sq.m.) and rear shed (4sq.m.) are proposed for demolition to allow for construction of new extension. This is considered to be broadly acceptable in this instance.

2 storey front extension for porch and staircase, 2 no. double bay windows

Alterations to front façade primarily consist of 2 no. double level bay windows to either side of a centrally placed double level porch. The proposed front façade will essentially be triple fronted in design. The proposed 2 no double level bay windows will project outwards from the main front building line by c.0.656m and each window will span a width of c.2.5m. The bay windows are considered to integrate reasonably well with the character of the area.

The proposed double height porch and staircase will project outwards from the main front building line by c.2.92m and will span a width of c.3.805m. The porch will be centrally placed and will be offset c.3.554m from the boundary with the immediately adjoining neighbour to the west (No. 1 Crannagh Park). The porch will be offset by c.3.795m from the boundary with the immediate neighbour to the east (No.8 Ballytore Road). The double height porch and staircase will be glazed on all three sides.

The double height porch and staircase would have an overbearing impact on neighbouring dwellings in the vicinity and would be visually obtrusive. The proposed porch and staircase are excessive in scale and is out of character with existing residential development and would be seriously injurious to the residential amenities of neighbouring properties in the vicinity. At c.2.92m the depth of projection outwards from the main front building line is in excess of the 1.5m as per the SDCC House Extension Design Guide 2010, Section 4 (Front Extensions). It is considered this may be addressed by way of **additional information** whereby the applicant is requested to submit revised drawings clearly showing the front extension be limited to single storey and be limited to a maximum projection of 1.5m outwards from the main front building line. The amount of glazing proposed should be considered in any redesign.

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Second storey extension to the side over existing garage

The existing dwelling has a hipped roof with a ridge height of c.8.75m and the proposed first floor side extension over existing garage will maintain the same ridge height and the same angle as the existing. The extension will have 3 no. 'velux' rooflights. The ridge height of the apex pitched element formed by the double height bay window to the front will be set considerably below the ridge height of the existing dwelling. At ground floor level the extension will be offset from the boundary with the immediate neighbour to the east by c.0.745m. The first floor element will be cantilevered over the side passage and will be built to the centre line of the boundary wall with the immediate neighbour to the east. It is noted that any issues regarding oversailing or encroachment is considered to be a civil matter and in the event of a grant a note shall be attached to address this.

The door and window for the pantry and utility room should consider using obscure glazing to mitigate against any potential overlooking to the neighbouring property to the east. It is considered this may be addressed by way of condition, if minded to grant.

Single storey rear extension

The extension will be built to the boundary with the immediate neighbour to the west and will be offset by c.0.745m from the boundary with the immediate neighbour to the east. The extension will span a width of c.10.135m and will project outwards from the main rear building line by c.4.1m at its largest projection and will project outwards by c.2.7m at its smallest projection. The extension will have a 3 no roof lights and will be made up of 3 no. different roof elements. The rear extension will have an eaves height of c.2.53m and will have a ridge height of c.3.555m. The proposal would not have a significant adverse impact on residential and visual amenity and would integrate reasonably well with the character of the existing dwelling and with the character of the area.

Rear Dormer

The rear dormer will span a width of c.5.641m and will project outwards from the roof by c.3.3m. It will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset from the immediate adjoining neighbour to the west by c.0.529m. There will be no undue overlooking and the proposal would not have a significant adverse impact on residential and visual amenity.

Widening of vehicular entrance from c.3.125m to 3.5m

The pillar to the west will be relocated slightly further westwards to create a wider vehicular entrance measuring a width of 3.5m. This increase in width is considered to be acceptable and is also referred to in the Roads section of this report.

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Access & Parking

A report was received from the Roads Department recommending **additional information** be requested or **conditions** be attached in the event of a grant. An extract from the Roads report state:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

No Roads objections subject to the following conditions:

*Roads recommend that **additional information** be requested from the applicant:*

Should the permission be granted, the following conditions are suggested:

- 1. The vehicular access point shall not exceed a width of 3.5 meters.*
- 2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. Any gates shall open inwards and not outwards over the public domain.*
- 4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*
- 5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

It is noted that the Roads report does not mention items for additional information but only lists **conditions** to be attached in the event of a grant. Notwithstanding the report from the Roads Department, it is considered appropriate to request by way of **additional information** that the depth of projection of the front extension be limited to a maximum depth of 1.5m as per the SDCC House Extension Design Guide 2010.

Parks & Landscaping

A report was received from the Parks Department recommending no comments or conditions following review. An extract taken from the Parks report states the following:

I have reviewed the planning application for SD22B/0340 at 6, Ballytore Road, Dublin 14, and Public Realm have no comments/conditions.

Services and Drainage

No reports have been received to date from Irish Water or Surface Water Drainage. Notwithstanding this it is considered appropriate to attach standard drainage **conditions** in the event of a grant of permission.

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Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Construction of residential extensions.
- Proposed works measure c.76sq.m. (as stated).
- No previous extension.
- 40sq.m exemption remains.
- Assessable area measures c.36sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extensions	76sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.053

Conclusion

- Request Additional Information regarding the omission of the first floor of the front porch and staircase extension and the reduction in the depth of projection of the front porch and staircase extension to a maximum of 1.5 metres.

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Recommendation

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

1. The double height extension enclosing the porch and staircase to the front of the dwelling is considered visually incongruous and excessive in scale in terms of the dwelling house and the wider streetscape. At c.2.92m the depth of projection outwards from the main front building line is in excess of the 1.5m as per the SDCC House Extension Design Guide 2010, Section 4 (Front Extensions). The applicant is requested to submit revised drawings clearly showing the front extension be limited to single storey and be limited to a maximum projection of 1.5m outwards from the main front building line. Potential knock-on implications in terms of the internal layout and the need for it revision is noted in this regard.

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REG. REF. SD22B/0340

LOCATION: 6, Ballytore Road, Dublin 14



Jim Johnston,
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: 16/09/22



Gormla O'Corrain, Senior Planner