

Comhairle Chontae Atha Cliath Theas

PR/1163/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0343 **Application Date:** 27-Jul-2022
Submission Type: New Application **Registration Date:** 27-Jul-2022
Correspondence Name and Address: OJQ Architecture 89, Main Street, Garvagh, Coleraine,
Co. Derry, BT51 5AB
Proposed Development: Alteration and addition to existing dwelling to include
two storey front and rear extension.
Location: 24, Ferncourt Close, Firhouse, Dublin 24
Applicant Name: Roisin Keating
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0244 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Ferncourt Close. The surrounding area is characterised by similar dwellings, with the site fronting onto an area of public open space.

Site Visited: 06/09/2022

Proposal:

Permission is sought for the following:

- Two-storey front and rear extension (67.4 sq.m)

Zoning:

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

Consultations:

Water Services – No report received

Irish Water – No report received

SEA Sensitivity Screening

SEA monitoring indicates no overlap with relevant sensitive environmental layers

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Submissions/Observations /Representations

Submission expiry date – 30 August 2022

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

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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 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.

Relevant Government Policy & Guidelines

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

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

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).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG, 2009.

Assessment

The main issues for assessment concern the following:

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

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Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. Residential development (extension) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

Residential and Visual Amenity

Front Extension

A two-storey, hipped roof front extension would provide for an extended porch area at ground floor level, and an extended bedroom at first floor level. The extension would project approximately 2.7m from the existing front building line, noting that the existing front building line is stepped.

The House Extension Design Guide states *'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.'* Due to the stepped nature of the building line of this row of dwellings (dwelling to the south is significantly forward of dwelling on application site) and the fact that the proposed front extension would be inset from the common boundary with the attached dwelling to the north, it is considered that a 1.5m front extension would be acceptable forward of that part of the front building line which is closest to the common boundary with the attached dwelling. Revised drawings should be sought accordingly by **further information**.

The extension would be constructed up to the southwestern site boundary, where there is currently a separation distance of approximately 0.9m. This separation distance should be maintained, as has been done when other houses in the estate have been extended, and in line with the recommendation of the House Extension Design Guide to *'Respect the style of the house and the amount of space available between it and the neighbouring property'*. This should be addressed by way of **additional information**.

Regarding flanking dwellings, given the staggered front building line arrangement, it is considered that there would be no issues regarding overlooking or overshadowing as a result of a two-storey extension at this location.

In submitting **additional information**, the applicant should clearly indicate all key dimensions and floor areas of additions to the main dwelling, to allow for an accurate calculation of any development contributions that may be incurred as a result of the works.

Rear Extension

A flat roof first floor extension would be constructed partially above an existing ground floor protrusion to provide an extended en-suite to the rear bedroom. A window would be located on the

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rear elevation. As this room doesn't directly back onto other properties this is considered acceptable. For the protection of privacy and amenity, a **condition** should be attached requiring this window be maintained as obscure glazing.

A distance in excess of 2m would be maintained to the adjoining boundary to the northeast and given the depth of the first-floor extension (approximately 2m), it is not considered that there would be any significant impacts of overlooking, overshadowing or loss of light. In this regard, the first-floor extension is considered acceptable.

Rear Dormer and Roof Profile Alterations

A rear dormer extension and roof profile alterations have not been specifically stated on the development description on the public notices however, they are clearly indicated on drawings and are considered to fall under the initial description '*alteration and addition to...*'.

The existing hipped roof would be altered to provide a full pitch roof, incorporating a flat roof dormer on the rear roof slope. The alteration of the roof to provide a full pitched roof would be unacceptable and contrary to the House Extension Design Guide. It is considered that a half-hip would be more appropriate and in keeping with the character of the area. The applicant should be requested to submit **additional information** providing a half-hip roof profile, ensuring this half-hip is not token and leaves sufficient head height for the new attic stairwell.

It is noted that alterations to provide a full pitch roof were previously permitted for one dwelling within the estate under reference SD07B/0218 however, this was under a different Development Plan and the policy context whereby this was previously acceptable has now changed, noting that the House Extension Design Guide also only came into effect in 2010. Since this decision the character of the estate has remained consistent, with the majority of dwellings retaining a hipped roof profile and this is considered appropriate.

A large dormer extension is proposed on the rear roof slope and is considered acceptable in principle. Given the layout of the Ferncourt estate, there are no dwellings immediately to the rear of the house and therefore there are no concerns about separation distance to rear properties, or concerns regarding overlooking, overshadowing or loss of light. The applicant will have to amend the scale of the rear dormer to accommodate the half-hip profile, and this should be done by **additional information**. The applicant should note that the dormer should not extend beyond the intersection of the half-hip and the ridgeline of the roof.

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Green Infrastructure

The subject site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link as per Figure 4.1 of the Development Plan 2022 – 2028.

The development would not result in the loss of a significant amount of green infrastructure as the area where extensions are proposed are either already hardstanding or are located above ground. The floorplate of the dwelling would not increase significantly enough to impact existing green infrastructure in the area and from a site visit it does not appear that any valuable mature vegetation would be lost as a result of the development. It is noted that the applicant has not proposed any Sustainable Urban Drainage Systems (SuDS) as part of the proposal and a landscaping plan detailing SuDS should be sought as **additional information**.

Water Supply and Wastewater

From a review of Irish Water networks maps it doesn't appear that there would be any conflict with the development and Irish Water infrastructure.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located on Ferncourt Close, in an established residential area. The development comprises a two-storey front and rear extension.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established 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.

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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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the pattern of development in the area and the overall design and scale of the development proposed it is considered that the following **additional information** should be requested:

- The front extension should be reduced in depth to no more than 1.5m from the front building line of the existing dwelling (that part of the front building line which is closest to the common boundary with the attached dwelling).
- Revised plans should clearly indicate all key dimensions and additional floor area proposed, as per required changes.
- The roof profile shall be amended to provide a half-hip
- The dormer proposal shall be amended to accommodate revisions to the roof profile
- Updated landscape plan detailing planned SuDS measures for the site

Recommendation

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

1. The House Extension Design Guide states 'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.' The proposed extension would protrude in excess of 3m from the existing front building line of the original dwelling. This is not considered acceptable and would be contrary to the recommendations of the House Extension Design Guide. In this regard, the applicant is requested to reduce the depth of the front extension to no more than 1.5m from the front building line of the dwelling where such front building line is located closest to the common boundary with the attached dwelling.
2. The provision of a pitched roof at this location is not acceptable and would be contrary to the recommendations of the House Extension Design Guide. The applicant is requested to amend the proposal to provide a half-hipped roof, ensuring this half-hip is not token and leaves sufficient head height for the new attic stairwell. In amending the roof profile, the applicant shall have to revise proposals for the rear dormer, ensuring the dormer does not extend beyond the intersection of the ridgeline and the half-hip.
3. Revised drawings must clearly indicate the additional floor area of any extensions, providing key dimensions and other relevant information to assist in the assessment of any development contributions that may be required as a result of the works.
4. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Prior to the commencement of development, the applicant shall submit the following:
 - a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the

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Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens
- Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs
- Rain gardens
- Swales
- Rills
- Water Butts
- Other such SuDS
- A summary, in a digital format, quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

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REG. REF. SD22B/0343


LOCATION: 24, Ferncourt Close, Firhouse, Dublin 24



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: 15/09/22



Gormla O'Carraín, Senior Planner