

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0353 **Application Date:** 03-Aug-2022
Submission Type: New Application **Registration Date:** 03-Aug-2022

Correspondence Name and Address: Shane Brew 116, Longwood Park, Rathfarnham, Dublin 14

Proposed Development: Construction of a new two storey extension to the side of the existing dwelling which will incorporate a garage and office at ground floor level and two bedrooms at first floor level.

Location: 10, Griffeen Glen Crescent, Lucan, Co. Dublin

Applicant Name: Ivan Ipati

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0274 Hectares on the application form.
Site Visit: 14th of September 2022.

Site Description

The subject site is located on a corner site on Griffeen Glen Crescent within an existing housing estate in Lucan. The site consists of a two storey, semi-detached dwelling with a pitched roof. The house has an existing rear extension. There are detached, single storey structures to the side and rear of house within the site. These structures are the subject of an enforcement file. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for the construction of a new two storey extension to the side of the existing dwelling which will incorporate a garage and office at ground floor level and two bedrooms at first floor level.

Zoning

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

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

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:

- Bird Hazards
- Conical Surfaces for Weston and Casement
- Outer Horizontal Surface for Dublin

Submissions/Observations /Representations

A third party submission has been received from No. 8 Griffeen Glen Crescent raising the following points in summary:

- Development will cause shadowing and impact light to neighbouring properties
- Proposal would result in a 6 bed house, out of keeping with surrounding houses
- Close, imposing and result in overlooking
- Existing rear buildings are used for commercial purposes and restrict use of rear garden. A new structure would further restrict space and fire escape.

This submission has been reviewed in full and taken into account in the assessment of the proposed development.

Relevant Planning History

Subject site

S95A/0481

Development of 276 dwellings comprising 8 no. two-storey 4 bedroom semi-detached houses, 154 no. two-storey 3 bedroom semi-detached houses, 78 no. two-storey 3 bedroom terraced houses and 36 no. two-storey 2 bedroom terraced houses; site development and landscape works; three no. vehicular access points via a proposed road known as Griffeen Road approx. 7.5m wide which links to Griffeen Way; re-alignment of a section of the Lucan/Newlands Road to link to a proposed road known as Griffeen Road; all on approx. 10.2 hectares. **Permission granted.**

Relevant Enforcement History

Enforcement Ref. S8844

Erection of 2 sheds/structures to the rear of the property which combined are more than 25sqm.
Status: Active.

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

PP028/22

Construction of a new two storey extension to the side of the property which will incorporate an office and garage at ground floor and two new bedrooms at first floor. There is an existing watermain which runs adjacent to the proposed development that needs to be considered.

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

G12 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 G14: Sustainable Drainage Systems

G14 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

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

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.

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

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

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;*
 - *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.*

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

- *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.*

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.

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

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 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 provide for a two storey side extension to the east side of the existing house. The extension would be setback from the front building line of the existing house by approx. 0.5m. It would align with the rear building line. It has been designed to match the form and design of the existing house.

The proposal is on a corner site on Griffeen Glen Crescent. So in accordance with the House Extension Design Guide, the extension 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.'*

Windows are proposed at first floor level, to the proposed bedrooms, so that a blank façade on the side elevation is avoided and passive surveillance is provided for. There is an existing hedgerow along the side boundary. The extension is therefore considered to be in accordance with the Design Guide in relation to corner plots.

A third party submission raised concerns in relation to the impact of the proposed extension on existing residential amenity. The proposed extension is on the side of the site that does not adjoin any residential property (adjoins road and then open space). It is therefore not considered that it would have any undue impact on existing residential properties in terms of overbearing, overshadowing or overlooking.

An external door is proposed to the front of the extension. This provides external access to an irregular shaped room labelled on the floor plan as garage. The Planning Authority would not usually permit an additional external door to the front of a house, to avoid the use of the dwelling as two separate units. This is in reference to CDP criteria for family flats, however, is relevant in this instance. The proposed external door should therefore be omitted. An internal access should be provided to this room instead. **This should be addressed via additional information.**

The proposed bedrooms would meet the minimum floorspace requirements of the 2007 *Quality Housing for Sustainable Communities-Best Practice Guidelines*. Sufficient rear amenity space

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

would be retained. It is noted that there is a current enforcement file in relation to the detached, single storey structures to the side and rear of house.

Access and Parking

No changes to access or parking proposed. The Roads Department have stated that they have no objections.

Green Infrastructure

The subject site is located along a Secondary GI Link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to this, further SUDS measures should be explored in order to 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

A water butt is proposed as part of the application. In these instances, SDCC's Water Services have advised that the applicant should be requested to include further SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures. This should be requested via **additional information**.

The proposed extension is in close proximity to an existing 100mm Irish Water watermain running along the outside of the eastern boundary. The applicant has submitted a cross-sectional drawing showing the separation distances of the extension and foundation from the pipe.

Irish Water Standard Details for water infrastructure require a 3m clear distance from a main of this size. The applicant is also advised that the separation distance is from the outside diameter of the pipe. The applicant should be requested to engage with Irish Water's Diversions Section to assess the feasibility of existing design and whether an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure is required.

The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as **additional information**. If an alternative design is required a full set of revised drawings and the revised floor area should be submitted.

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.

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

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.

Recommendation

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

1. An external door is proposed to the front of the extension. This provides external access to an irregular shaped room labelled on the floor plan as garage. The Planning Authority would not usually permit an additional external door to the front of a house, to avoid the use of the dwelling as two separate units. This is in reference to CDP criteria for family flats, however, is relevant in this instance. The proposed external door should therefore be omitted. An internal access should be provided to this room instead. A full set of revised drawings should be submitted.
2. The proposed extension is in close proximity to an existing 100mm Irish Water watermain running along the outside of the eastern boundary. The applicant has submitted a cross-sectional drawing showing the separation distances of the extension and foundation from the pipe.
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Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

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The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as additional information. If an alternative design is required a full set of revised drawings and the revised floor area should be submitted.

3. In these instances, SDCC's Water Services have advised that the applicant should be requested to include further SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures.

Comhairle Chontae Atha Cliath Theas

PR/1203/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0353

LOCATION: 10, Griffeen Glen Crescent, Lucan, Co. Dublin



**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:

27/09/22



Gormla O'Corrain, Senior Planner