

Comhairle Chontae Atha Cliath Theas

PR/1243/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0362 **Application Date:** 11-Aug-2022
Submission Type: New Application **Registration Date:** 11-Aug-2022

Correspondence Name and Address: Edmond Desmond 85, Seatown Villas, Swords, Co. Dublin

Proposed Development: 2 storey extension and internal alterations to include granny flat extension. Comprising of ground floor extension to front and rear for open plan granny flat with own hall door entrance, open plan dining room, kitchen, bathroom and open plan lounge/bedroom. Extended playroom and additional windows with new w.c to hall. Single storey kitchen/family room to rear. First floor comprising of 2 additional bedrooms to front and rear. bathroom and shower room/w.c and attic space converted to home office and balcony together with soak pit to rear garden.

Location: 46 Monastery Park, Clondalkin, Dublin 22.

Applicant Name: John Flood

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 489 sq.m (0.0489 Hectares) on the application form.
Site Visit: 14th of September 2022.

Site Description

The subject site is located on Monastery Park within an existing housing estate in Clondalkin. The site consists of a semi-detached bungalow dwelling. The streetscape consists of housing of a similar form and character.

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Proposal

Permission is being sought for a 2 storey extension and internal alterations to include granny flat extension comprising of the following:

- Ground floor extension to front and rear for open plan granny flat with own hall door entrance, open plan dining room, kitchen, bathroom, and open plan lounge/bedroom.
- Extended playroom and additional windows with new w.c to hall.
- Single storey kitchen/family room to rear.
- First floor comprising of 2 additional bedrooms to front and rear, bathroom and shower room/w.c and attic space converted to home office and balcony together with soak pit to rear garden.

Zoning

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

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.
Roads Department	No objections.

SEA Sensitivity Screening – the site overlaps with the following aviation related layers: Bird Hazards; Conical Surface for Casement; and Outer Horizontal Surface for Dublin.

Submissions/Observations /Representations

Submissions closed 14th of September 2022. No third party submissions received.

Relevant Planning History

Subject site

SD21B/0444

Ground and first floor extension to the front of house and first floor extension to side of the existing house including dormer style window to front and new dormer style window to existing front floor window. New single storey extension to the rear of the property, changing the existing sloped roof to the rear kitchen to a hipped roof including 'Velux' windows. **Withdrawn.**

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S02B/0549

Changes to front elevation, conversion of existing domestic garage and single storey extension to rear. **Permission granted.**

S01B/0362 & ABP Ref. PL06S.129802

New single storey rear extension and two storey side extension including conversion of domestic garage & changes to the front elevation. **Permission granted by SDCC.**

Decision subject to a Third Party Appeal to An Bord Pleanála. ABP decided to refuse permission.

Adjacent and surrounding sites

SD20B/0122 – No. 13 Monastery Park, Clondalkin, Dublin 22.

Demolition of existing garage and construction of new 2 storey side extension; demolition of rear conservatory and construction of new canopy; construction of new dormer structure to rear; construction of 2 new dormer windows to front elevation; internal alterations to floor layouts; construction of new front porch canopy and all associated site works. **Permission granted.**

SD16B/0218 – No. 19 Monastery Park, Clondalkin, Dublin 22.

Retention of a two storey bedroom extension over existing flat roof extension to side of house which was constructed at variance with conditions no's 1, 4, & 5 of the planning permission granted under Reg. Ref. SD11B/0270. This application includes the realignment of the front roof profile with the installation of two new dormer windows in place of the previously granted large porch and kitchen 'A' roof extension to front with one dormer window to rear, the installation of white uPVC sheeting to the side elevation in place of plastered finish and the reduction of the oversailing of the boundary line from 250mm to 38mm along the gable wall, with all associated site and drainage works. **Permission for retention granted.**

SD15B/0289 - Demolishing part of existing storage shed and constructing a new 2 storey extension to the rear and a first floor extension to the side of existing dwelling, alterations to the existing layout and elevations and ancillary site works. **Permission granted.**

SD14B/0251 – No. 48 Monastery Park, Clondalkin, Dublin 22.

A change of entrance, an extension and conversion of part of the garage to the rear to accommodate a kitchen, utility, wc/shower room and family room at ground floor; an extension to rear and side at first floor to accommodate bedrooms and bathroom; two dormer windows to front elevation.

Permission granted.

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SD13B/0116 – No. 3 Monastery Park, Clondalkin, Dublin 22.

Construction of a two storey dormer extension to the side of the dwelling and a new dormer window to the front and rear; the internal layout will consist of an open plan kitchen/dining area at ground floor level and 3 no. bedrooms and a bathroom at first floor level, internal alterations and all ancillary site works. **Permission granted.**

SD12B/0135 - First floor extension for domestic use to front and side of existing two storey (part dormer) dwelling with associated changes to elevations. **SDCC Decision: Permission granted. Decision subject to a Third Party Appeal to An Bord Pleanála. ABP Decision: Grant Permission.**

S00B/0738 – No. 56 Monastery Park, Clondalkin, Dublin 22.
Porch extension to front of house. **Permission granted.**

S00B/0167 – No. 40 Monastery Park, Clondalkin, Dublin 22.
Conversion of existing garage and first floor dormer extension to rear. **Permission granted.**

Relevant Enforcement History

Enforcement Ref. S4531

Non-compliance with Planning Permission Granted (SDCC Reg. Ref. SD02B/0549).

Case closed as it was found development complies with the permission granted.

Pre-Planning Consultation

None identified in APAS.

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

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 GI2: 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 H15: Family Flats

Support family flat development subject to the protection of residential and visual amenities.

H15 Objective 1:

To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.

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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.

Family Flats

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of an existing dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- The applicant shall be required to demonstrate that there is a genuine need for the family flat;*
- The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*
- The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*
- Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;*
- Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed, or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.*

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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 front, side, rear, and dormer 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.*

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).

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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 subject site is located within zoning objective 'RES': '*To protect and/or improve residential amenity*'. The proposal is for the construction of extensions to an existing house. 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.

The extensions would include a 'granny flat.' Family flats are permissible in principle under the RES zoning objective, subject to their being in accordance with criteria for family flats outlined under Section 12.6.8 of the South Dublin County Development Plan 2022-2028 and the provisions of the South Dublin County Council House Extension Design Guide 2010.

Under Section 12.6.8 of the CDP the following criteria applies to family flats:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat;*

No information provided demonstrating why a family flat is being applied for. **Additional information should be requested.**

- *The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*

Not clear what part of the house is intended to constitute the family flat. It would appear to be along the northern part of the house at ground floor, however, the applicant should be requested to clarify this and that it would not exceed 50% of the floor area of the house. **This can be addressed via additional information.**

- *The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*

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An additional external door is proposed to the front, seemingly to provide access to the family flat. The applicant should be requested to omit this door. It appears that internal access doors are proposed to the family flat, however, this should be confirmed. **This can be addressed via additional information.**

- Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;

External door is proposed to the front and should be omitted. **This can be addressed via additional information.**

- Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed, or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.

A condition should be attached to this effect in the event of a grant of permission. The family flat is well incorporated into the house, so that it can easily be incorporated into the house should it no longer be needed in the future.

Visual and Residential Amenity

Ground floor extension to front and rear

The proposed development would provide for a ground floor extension to front and rear for open plan granny flat, open plan dining room, kitchen, bathroom, and open plan lounge/bedroom. Extended playroom and additional windows with new w.c to hall. Single storey kitchen/family room to rear.

The extension to the front would align with the front building line of the front-most element of the house. There is an existing single storey rear extension to the house, which would be further extended by approx. 3m. Sufficient rear amenity space would remain. The proposed materials would match existing.

The existing and proposed rear extensions would have a hipped roof approx. 4.9m in overall height. It is considered that the overall height of the proposed rear extension would not give rise to undue overshadowing of adjoining properties and would not have an overburdening impact on existing amenity.

The rear extension would be setback approx. 1.3m from the southern side boundary and not setback from the northern boundary. Both adjoining properties on these side boundaries have existing rear extensions.

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Notwithstanding the substandard juxtaposition between the proposed hipped roof aspect of the new design and the existing dwelling, given the extent of the proposed extension and the surrounding receiving context, it is not anticipated that the proposed rear extension will have a significant negative impact on the residential or visual amenity of the subject site or surrounding properties by way of undue overlooking or overshadowing.

First floor extension and attic space converted to home office and balcony

First floor dormer extensions are proposed to the front and rear elevations. The House Extension Design Guide 2010 recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. The house already has a rear dormer extension which would be extended the full width of the house as a result of the first floor side extension. This is acceptable given that it would not be visible from the streetscape and this rear form has been permitted on this house type along the street.

The front home office/balcony dormer extension would not be setback at least 3 tile courses from the eaves. Given that this would be highly visible and is not in keeping with what has been permitted along the street, this should be revised. **This can be addressed via additional information.** The front bedroom dormer extension is sufficiently setback from the eaves. Both front dormer extensions are sufficiently setback from the roof ridge.

The proposed materials and finishes include render and metal cladding. The front dormer extensions would have metal cladding. This is considered to complement the existing house. It is also noted that a mix of dormer extension designs have been permitted along this street.

Internal accommodation

At the ground floor the playroom would be extended and a new w.c added to the hall. The kitchen/family room would be extended to the rear. The bedroom proposed at ground floor is to be open plan with a lounge area, seemingly for the family flat.

At first floor level there would be 2 no. additional bedrooms, bathroom, and shower room/w.c and attic space converted to home office and balcony. The CDP requires that all houses must comply with or exceed the minimum floor area standards contained in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007). The first floor bedrooms would meet the minimum floorspace requirements for a single bedroom (minimum 7.1sq.m required).

It does not appear that any bedrooms would meet the minimum floorspace requirement for a double bedroom (11.4sq.m) or a main bedroom (13sq.m). While it is noted that the 3 no. single sized bedrooms at first floor are existing, the addition of a further 2 no. single sized bedrooms is not a

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desirable outcome for the standard of accommodation for the house. The first floor should be revised to provide for a least one bedroom of a double or main bedroom size in accordance with the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007). **This can be addressed via additional information.**

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 proximate to a Primary Green Infrastructure Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The proposal includes a soakaway in the rear garden of the site. Having regard to the location, nature and scale of the development it is considered 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

No reports have been received from Water Services or Irish Water. The proposal includes a soakaway in the rear garden 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.

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.

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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. In accordance with the criteria for family flats under Section 12.6.8 of the South Dublin County Development Plan 2022-2028 the applicant is requested to submit the following:
 - (a) Information demonstrating that there is a genuine need for the family flat
 - (b) Clarification as to what part of the house is to be used as the family flat and confirmation that the overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house
 - (c) Revised plans that omits the second proposed external front door so that there is only one external door to the front elevation (existing main entrance)
2. The applicant is requested to submit a full set of revised drawings, and revised proposed floor area, addressing the following:
 - (a) The front home office/balcony dormer extension would not be setback at least 3 tile courses from the eaves. Given that this would be highly visible and is not inkeeping with what has been permitted along the street, this should be revised.
 - (b) It does not appear that any bedrooms would meet the minimum floorspace requirement for a double bedroom (11.4sq.m) or a main bedroom (13sq.m). While it is noted that the 3 no. single sized bedrooms at first floor are existing, the addition of a further 2 no. single sized bedrooms is not a desirable outcome for the standard of accommodation for the house. The first floor should be revised to provide for a least one bedroom of a double or main bedroom size in accordance with the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007).
3. The proposal includes a soakaway in the rear garden 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.

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(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 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.

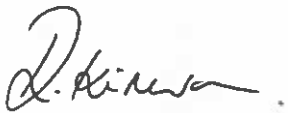
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REG. REF. SD22B/0362

LOCATION: 46 Monastery Park, Clondalkin, Dublin 22.



**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:

5/10/22



Gormla O'Corrain, Senior Planner