

# Comhairle Chontae Atha Cliath Theas

**PR/1304/22**

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

**Reg. Reference:** SD22B/0376      **Application Date:** 25-Aug-2022  
**Submission Type:** New Application      **Registration Date:** 25-Aug-2022

**Correspondence Name and Address:** Noonan Moran Architecture 139 Baggot Street Lower, Dublin 2.

**Proposed Development:** Alterations and extension of the existing dwelling including the demolition part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house; general internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front facade and the widening of the existing vehicular entrance along with ancillary landscaping and site works.

**Location:** 50, Crannagh Road, Dublin 14

**Applicant Name:** Gary & Louise Keenan

**Application Type:** Permission

(NM)

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

#### **Site Area**

Stated as 0.0619 Hectares.

#### **Site Description**

The application site is located on the Crannagh Road in Rathfarnham and the rear garden backs onto the Castle Golf Club and within close proximity to Rathfarnham village. The property is a two-storey, semi-detached dwelling with a pitched roof and a flat roofed two storey side extension. The area is characterised by dwellings with a mix of architectural designs and a relatively uniform building line.

#### **Proposal:**

The development will consist of:

- Alterations and extension of the existing dwelling including the demolition part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house.
- General internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front façade

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- Widening of the existing vehicular entrance along with ancillary landscaping and site works.
- Total area of works 56.6sqm.

### Zoning:

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

### Consultations:

*Irish Water* - No report received at time of writing.

*Water Services* – No report received at time of writing.

*Roads Department* – No objections subject to conditions.

*Parks* – No objections subject to conditions.

### SEA Sensitivity Screening

No overlap with relevant layers.

### Submissions/Observations /Representations

None

### Relevant Planning History

#### Subject Property

1862/72 – Garage and bedroom extension to the side and front.

#### Adjacent sites:

SD21B/0436 - 28, Crannagh Road, Dublin 14 – Permission Granted to widen existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required; demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property; provision of a new entrance door and canopy along with associated fenestration; revisions to the front of the property; new one and two storey extension with set back at first floor level to the front and side of the property along with all roof lights and associated site works; new canopy along with associated fenestration revisions to the rear & sides of the property; new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

SD20B/0054 - 41, Crannagh Road, Dublin 14 – **Permission Granted** for Two storey hipped roof extension to side over the existing single storey garage and extending past front of existing building; single storey flat roof extension to rear and single storey hipped roof detail to front incorporating a bay window; development to include non-habitable attic conversion with rooflights added to side and rear roof slopes along with associated internal modifications and siteworks.

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### Relevant Enforcement History

None recorded.

### Pre-Planning Consultation

None recorded.

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

#### *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 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.*

*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.*

*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.*

#### *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*

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*Section 12.5.8 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.*

### **National Guidelines & Policy relevant to Development Management**

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

### **Relevant Government Guidelines**

*Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment 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, (2008).*

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

### **Assessment**

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

### ***Zoning and Council Policy***

A development comprising of a part single and part two storey rear extension, conversion of the existing garage into living accommodation, alterations to the front facade and the widening of the existing vehicular entrance would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

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### *Residential and Visual Amenity*

#### Construction of a Part Single and Part Two-Storey Extension to the Rear of the House

The proposed first floor element of the rear extension proposes to extend the primary bedroom to the eastern end of the southern elevation. The materials proposed will be in keeping with the host property. The proposed development incorporates a new parapet over part of the existing side extension which will protrude over the flat roof of the side extension to the front and will be visible from the street which is not in keeping with the established pattern of development and would be visually jarring in the site context. The increase in ridge height is not providing additional head height and should be redesigned to sit level with the eaves of the existing side roof which should be sought by way of **additional information**. There are five new windows proposed on the existing eastern side gable, two at ground floor level which is acceptable, one on the hip pitched roof which is also acceptable and a further two at first floor level which are noted as obscured and this should be confirmed by way of **condition**. Overall, the proposed first floor extension should be redesigned to protect the visual and residential amenities of the area and additional information should be sought.

The proposed ground floor rear extension will extend the entire width of the property which is appropriate and a new brick clad entrance gate to the rear garden provided at the eastern gable elevation which is acceptable. The roof treatment of the proposed ground floor extension is zinc clad which is consistent with the overall contemporary design. The ridge height of the roof at its highest point is approximately 4m which is unacceptable and would be seriously injurious to the residential amenities of the neighbouring dwellings to the east and west. Therefore, the applicant should redesign the rear extension to provide a flat roof with parapet or monopitch roof with a maximum ridge height (including parapet) of 3.5m and this should be sought by **additional information**.

#### Conversion of the Existing Garage into Living Accommodation with associated, alterations to the Front Façade

The proposed conversion of the existing garage to living accommodation is acceptable and consistent with the established pattern of development in the area. The proposed fenestration is sympathetic to the overall design aesthetic and is therefore considered appropriate. The proposed new canopy is not substantially larger than the existing and is acceptable in the site context. Overall, the changes to the front façade and change of use of the garage is **acceptable subject to conditions**.

#### Widening of the Existing Vehicular Entrance along with ancillary Landscaping

The applicant has suggested that the widened vehicular entrance will be 3.5m which is acceptable. The applicant should be requested to confirm the surface treatment of the front car parking area by way of additional information.

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### *Drainage*

No report was received from Water Services or Irish Water at the time of writing, but it is considered appropriate that **additional information** is sought to confirm the appropriate treatment of Sustainable Urban Drainage Systems (SuDS). It is noted that there is an existing combined sewer pipe to the rear of the existing dwelling and the applicant should be requested to confirm the exact location of the pipe and that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure.

### *Roads*

The roads department have **no objections** to the proposed development subject to conditions and the following report was received:

### *No Roads objections subject to the following conditions:*

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*

It is considered appropriate that the above **condition** is attached in the event of a grant of permission. **Conditions** regarding the dishing of the kerbs and not permitting gates opening onto the public domain should also be attached in the event of a grant of permission.

### *Parks*

Parks/Public Realm Section had no objections to the proposed development subject to conditions and the following report was received:

### *Conditions*

- 1. Protection of Street Trees in Grass Margins*

*The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3*

The street trees are located at Number 52 and the notional boundary between Number 50 and Number 48 Crannagh Road and therefore are located a sufficient distance from any works and are unlikely to be affected by the proposed development. Therefore, the condition as per above **should not be attached** in the event of a grant of permission.

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### ***Green Infrastructure***

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is located within a Primary GI Corridor (Dodder River Corridor) as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

### ***Screening for Appropriate Assessment***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a part single and part two storey rear extension, conversion of the existing garage into living accommodation, alterations to the front facade and the widening of the existing vehicular entrance.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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 (EIAR)***

Having regard to the modest nature of the 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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### *Development Contributions*

<b>Planning Reference Number</b>	SD22B/0376
<b>Summary of permission granted &amp; relevant notes:</b>	Residential Extension - 56.6 sqm. Previous extension 37sqm
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	56.6
<b>Amount of Floor area, if any, exempt (m2)</b>	3
<b>Total area to which development contribution applies (m2)</b>	53.6
<b>Total development contribution due</b>	€5,600.66

### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area: 56.6sqm

Land Type: Urban Consolidation.

Site Area: 0.0619Hectares.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, additional information is required from the applicant to address the issues highlighted in this report.



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### Recommendation

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

1. The proposed ground and first floor extensions to the north is not considered acceptable and should incorporate the following alterations;
  - Reduced ridge height of the roof of the proposed extension on the ground floor to a maximum of 3.5m.
  - Reduce the ridge height of the proposed flat roof of the first floor extension to be in line/flush with the existing first floor extension to the front.The applicant should submit revised drawings including site plans, floor plans, elevations and cross sections demonstrating these amendments to the development.
  
2. The applicant should submit 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 Planning Authority. The applicant should 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
  - Permeable Paving
  - Grasscrete
  - Channel Rills
  - Planter Boxes water butts
  - Other such SuDSThe applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.
  
3. The applicant should confirm the materials proposed for the front parking area. The applicant should incorporate the use of permeable surface treatments inline with the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide.

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4. The applicant should confirm the exact location of the combined sewer pipe to the rear of the existing property. Furthermore, the applicant should confirm that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure.

The applicant should submit revised drawings including site plans and floor plans demonstrating this.

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REG. REF. SD22B/0376  
LOCATION: 50, Crannagh Road, Dublin 14

  
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Colm Harte,  
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:** 18-10-22

  
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Gormla O'Corrain,  
Senior Planner