

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0394 **Application Date:** 02-Sep-2022

Submission Type: New Application **Registration Date:** 02-Sep-2022

Correspondence Name and Address: Bright Design Architects 4, Seafield Park,
Booterstown, Blackrock, Co. Dublin.

Proposed Development: Demolition of existing garage, storage and shed abutting boundary wall, existing chimney, single storey entrance porch to front elevation and single storey extension to rear elevation; Existing roof to be altered to increase eaves, pitch and overall height, removal of existing hipped element and construction of new gable and associated roof area, new rooflights to front and rear roofslopes and construction of a flat roof dormer extension on the rear roof slope; Construction of new single storey extensions to the front / side to replace garage, extension to the front elevation including relocation of the existing entrance and single storey extension to the rear; All associated elevational changes, internal alterations, site, drainage, landscaping and ancillary works.

Location: 5, Shelton Grove, Dublin 12

Applicant Name: Simon McCartney & Fiona O'Dea

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.05338 Hectares.

Site Description

The application site is located on Shelton Grove off the Kimmage Road West. The area is predominantly residential in nature and characterised by units of varying architectural design but with a relatively uniform building line. The subject property is a detached single storey unit with a differing roof treatment from a hip pitched intersecting roof to a gable pitch.

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

Proposal:

The development will consist of:

- Demolition of existing garage, storage and shed abutting boundary wall, existing chimney, single storey entrance porch to front elevation and single storey extension to rear elevation.
- Existing roof to be altered to increase eaves, pitch and overall height, removal of existing hipped element and construction of new gable and associated roof area, new rooflights to front and rear roof slopes.
- Construction of a flat roof dormer extension on the rear roof slope.
- Construction of new single storey extensions to the front / side to replace garage.
- Extension to the front elevation including relocation of the existing entrance.
- Single storey extension to the rear.
- All associated elevational changes, internal alterations, site, drainage, landscaping and ancillary works.
- Total area of works stated as 28sqm, total area for demolition 33sqm.

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 objection subject to conditions.

SEA Sensitivity Screening

Overlap with SFRA B layer.

Submissions/Observations /Representations

None

Relevant Planning History

Subject Property

None

Adjacent sites:

SD15A/0376 - 95, Kimmage Road West, Dublin 12 – **Permission Granted** for New dwelling to rear and side of the existing dwelling with dormer and single storey elements including dormer rooflights to the front roof slope, Velux rooflights to the side and rear roof slopes and carport and canopy to the front elevation. New vehicular entrance opening onto Shelton Grove Road, new boundary wall and alterations to the existing boundary walls. All associated site, service, and landscaping works.

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

SD16B/0265 - 95, Kimmage Road West, Dublin 12 – **Permission Granted** for partial demolition of existing single storey dwelling and alterations to the boundary wall to the rear. Alterations to the permitted boundary to the proposed new dwelling (planning reference SD15A/0376). All associated site, landscaping works and services.

SD21B/0562 - 7, Shelton Drive, Dublin 12 – **Permission Granted** for retention of single storey porch extension to front elevation with ancillary works.

SD18B/0467 - 16, Shelton Drive, Kimmage, Dublin 12 – **Permission Granted** for retention of rear dormer extension and attic conversion including Velux roof light to side of house; widened front vehicular gate entrance.

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 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.

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.

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

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

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

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).

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment are

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

Zoning and Council Policy

A development comprising of the demolition of existing structures; altering the roof and construction of new gable and associated roof area, new rooflights to front and rear roof slopes and construction of a flat roof dormer; new single storey extensions to the front / side and front elevation including relocation of the existing entrance and single storey extension to the rear 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.

Planning Note

The proposed development indicates that there will be a Family Flat as part of the development which is noted on the site plan but not on the site notice or advertisement. The applicant should confirm that there will be a Family Flat as part of this application by **Additional Information**. Furthermore, if it is intended that the front portion of this dwelling is intended to be of use as a Family Flat, the applicant should be requested to readvertise the proposed development to include a new site notice indicating the inclusion of the Family Flat. The applicant should also confirm why a Family Flat is required. Also, the applicant has indicated the area of new works totals 28sqm with an area of 33sqm to be demolished. It appears that there is approximately 78sqm of new works and the applicant should demonstrate their figures via **Additional Information**.

Residential and Visual Amenity

Existing roof to be altered to increase eaves, pitch and overall height, removal of existing hipped element and construction of new gable and associated roof area, new rooflights to front and rear roof slopes

Shelton Grove and Sheldon Drive are not homogenous streets in terms of house design; however, the subject dwelling is a recognisable house type within these streets. The proposals involve a departure away from its hipped-roof bungalow neighbours with a uniform ridge line. However, its position on the corner and its proximity to infill dwellings (1A, 2A Shelton Grove) that are similar

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

in appearance to what is proposed as well as the two-storey properties across the road on Shelton Drive means the makes the proposals acceptable in terms of roof form and ridge height.

The proposed new rooflights would not lead to any significant additional overlooking and are therefore **acceptable**.

Construction of a flat roof dormer extension on the rear roof slope

The proposed rear dormer is set below the ridgeline which is appropriate. The subject property is located in a visually prominent corner site and the proposed development extends the majority of the rear elevation roof which is relatively overbearing in the site context but acceptable in this instance given that it is a detached property. The materials proposed appears to be zinc clad finish with a largely glazed southeastern elevation which would not lead to overlooking or overshadowing of any habitable rooms or rear amenity space of neighbouring units and is therefore acceptable in principle subject to the changes outlined.

Construction of new single storey extensions to the front / side to replace garage.

Extension to the front elevation including relocation of the existing entrance

The front extension forms part of the proposed Family Flat as indicated in the planning note. The demolition and reconstruction of the existing garage and conversion to residential use is largely acceptable. The parapet rises higher than the eaves of roof and the applicant should reduce the height of the parapet to make it more sympathetic to the neighbouring dwellings which should be included in the revised drawings and sought by **Additional Information**.

Single storey extension to the Rear

Part of the proposed rear extension extends the width of the rear wall of the existing dwelling and has a ridge height of 3.3m to the top of the parapet which is acceptable and overall would not seriously injure the visual or residential amenity of the area.

The proposed extension then continues along the boundary wall of the neighbouring unit and abuts the rear and side boundary walls which is not desirable and would lead to an unnecessary level of enclosure for the neighbouring unit to the north and the applicant should redesign the proposed extension to design out the element that abuts the northern and eastern boundaries which could be repositioned or reduced in size and should be provided via **Additional Information**.

Overall, Additional Information is required to address the various issues as highlighted throughout the report.

Drainage

No report was received from Water Services or Irish Water at the time of writing, but it is considered appropriate that **additional information be sought from the applicant to demonstrate** the appropriate treatment of Sustainable Urban Drainage Systems (SuDS). It is noted that the

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

proposed development is located within an acceptable distance of any existing Irish Water infrastructure as per the Irish Water maps.

Roads

The roads department have **no objections subject to conditions** and submitted the following report:

No Roads objections subject to the following conditions:

1. As per SDCC Greater Dublin Region Drainage COP: Soakaways may be used for the disposal of surface water and must comply with the BRE Digest 365.

Submitted soakaway design details shall include infiltration test results. The design shall be certified to BRE Digest 365 standard by a suitably qualified person. Only clean, uncontaminated surface water shall be discharged to soakaways. The soakaway shall be located fully within the curtilage of the property and shall be: (i) at least 5m from any buildings, public sewers, road boundary or structures (ii) generally, not within 3m of the boundary of the adjoining site (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 / flood plain. (v) Soakaways to include an overflow connection to a public surface water sewer where possible.

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. The vehicular access point shall not exceed a width of 3.5 meters.

4. Any gates shall open inwards and not outwards over the public domain.

5. 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.

6. 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.

Condition 1 is not a Roads Section issue, but surface water drainage conditions shall be attached in the event of grant of permission. Condition 5 is not an enforceable condition, notwithstanding this, the other **conditions** as indicated by the Roads Section shall be attached in the event of a grant of permission.

Parks

The Public Realm/Parks Department have **no objection to the proposed development subject to conditions** and the following report was received:

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

The following condition is recommended to be applied:

Conditions:

1. Protection of Street Trees in Grass Margins

*The applicant is to ensure the protection of the existing four street trees to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. 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***

It is considered appropriate that the above condition is attached in the event of a grant of permission. Furthermore, the applicant should indicate which mature trees to the rear are to be removed as a result of the proposed development and should provide an appropriate replanting scheme and this should be sought as part of the **Additional Information** request.

Green Infrastructure

The subject application provides for an increase in the footprint of the subject house but on an established suburban residential site. The site is not located within a Primary GI Corridor or Secondary GI Link 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 the demolition of existing structures; altering the roof and construction of new gable and associated roof area, new rooflights to front and rear roof slopes and construction of a flat roof dormer; new single storey extensions to the front / side and front elevation including relocation of the existing entrance and single storey extension to the rear.

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.

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

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.

Development Contributions

Planning Reference Number	SD22B/0394
Summary of permission granted & relevant notes:	Residential Extension – 78sqm. Previous Extensions total 17.5sqm. Area to be demolished 33sqm includes 17.5sqm. Total area applicable 38sqm.
Are any exemptions applicable?	Yes
If yes, please specify:	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.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m²)	78
Amount of Floor area, if any, exempt (m²)	0
Total area to which development contribution applies (m²)	38
Total development contribution due	€ 3,970.62

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 78sqm

Land Type: Urban Consolidation.

Site Area: 0.05338Hectares.

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

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.

Recommendation

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

1. The applicant should confirm that the area as indicated as a Family Flat on the drawings submitted is correct. If the applicant does intend to provide a Family Flat as part of this application, the proposed development should be re-advertised including a revised site notice, to include this. The applicant should reference the South Dublin County Development Plan 2022-2028 in relation to Family Flats and include a rationale as to why a Family Flat is required.
2. Design Considerations:
 - (a) The height of the front porch extension and bedroom extension to the northern elevation extend past the eaves of the main roof and the applicant should submit revised drawings indicating a lower parapet in order to provide a more sympathetic aesthetic to the visual amenities of the area.
 - (b) The rear extension extending along the entire northern boundary and abutting the rear eastern boundary is unacceptable and should be revised to decrease the depth or be repositioned in order to mitigate the potential overbearing impact on the neighbouring unit to the north. The applicant should provide contextual drawings indicating the relationship between the proposed rear extension and the units to the north and east.
3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:
Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.
4. The applicant should confirm the number of mature trees in the rear garden to be removed as a result of the proposed development and should provide a replanting scheme utilising indigenous species.
5. The applicant is requested to confirm the calculations for the proposed area of works as an area of 28sqm has been indicated which does not appear to align with the plans submitted as part of the application.

Comhairle Chontae Atha Cliath Theas

PR/1352/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0394

LOCATION: 5, Shelton Grove, Dublin 12

Colm Harte

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: 27-10-22

Gormla O'Corrain

Gormla O'Corrain, Senior Planner