

Comhairle Chontae Atha Cliath Theas

PR/1417/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0413 **Application Date:** 15-Sep-2022
Submission Type: New Application **Registration Date:** 15-Sep-2022

Correspondence Name and Address: Carol Forbes 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Construction of single storey extension to the side of existing dwelling comprising of office, WC, utility and bedroom.

Location: 17, Fforster Green, Ballydowd Manor, Lucan, Co. Dublin, K78 KX05

Applicant Name: Teddy & Zoe O'Connor

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.020561 Hectares.

Site Description

The application site is located on Fforster Green off the R136 off junction 3 of the N4. The area is predominantly residential in nature consisting of dwellings of similar architectural style with a relatively uniform building line. The subject property is a two-storey, semi-detached corner unit with a hip pitched roof fronting onto a communal green area.

Proposal:

The development will consist of:

- Construction of single storey extension to the side of existing dwelling comprising of office, WC, utility, and bedroom.
- Total area of works 27.61sqm.

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 report received at time of writing.

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SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property

None.

Adjacent sites:

SD19B/0472 - 1, Fforster Green, Lucan, Co. Dublin – **Permission Granted** for construction of a part two storey part single storey extension to the side and a single storey extension to the rear together with associated internal alterations.

SD10B/0452 - 31, Fforster Green, Lucan, Co. Dublin – **Permission Granted** for construction of a two-storey extension to the side including new gable windows, a single storey extension to the rear, the introduction of a new side entrance gate and a solar panel system to the rear main roof pitch.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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.

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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.

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 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).

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Assessment

The main issues for assessment are

- Zoning and Council Policy
- Residential and Visual Amenity
- Drainage
- Roads
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of the construction of single storey extension to the side of existing dwelling comprising of office, WC, utility and bedroom 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.

Residential and Visual Amenity

Residential

The subject site is located on a corner the eastern gable fronts onto a public footpath and road. The height of the eastern boundary wall is 1.8m and the ridge height of the proposed extension is approximately 2.9m to the top of the parapet meaning the proposed development will be 1.1m above the existing boundary wall. The House Extension Design Guide recommends that there are no blank facades facing onto public footpaths and roads but given that it is only minimal section of the eastern gable wall will be visible, it is **acceptable in this instance**. The proposed extension protrudes approximately 5.9m past the existing rear building line which could potentially be considered overbearing in the site context but given that it is situated along the eastern boundary and not abutting the attached property to the west, it is acceptable in this case.

The proposed development would not lead to any additional overlooking, overshadowing or loss of light or aspect of any properties in the area and is therefore acceptable.

Visual

The extension is recessed from the main building line to the front of the existing dwelling by 1.65m which is visually **acceptable**. The northern elevation (front) is brick clad and it is proposed that the extension façade is concrete rendered inline with the concrete rendered façade of the eastern gable and is therefore visually **acceptable**.

Overall, the proposed development would not be injurious to the residential or visual amenities of the area.

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Drainage

No report was received from Water Services or Irish Water at the time of writing. A condition regarding the appropriate treatment of surface water drainage and the provision of Sustainable urban Drainage Systems (SuDS) should be attached in the event of a grant of permission. It appears that the proposed development is located within an unacceptable distance of existing Irish Water infrastructure as per the Irish Water maps. The applicant should be requested to confirm that there is a minimum 3m distance achievable between the proposed development and Irish Water infrastructure by **Additional Information**. Should the pipes be located within an unacceptable distance, the applicant should be requested to demonstrate how they would mitigate any such issues.

Roads

No report was received from the Roads Department at the time of writing and from the plans as submitted by the applicant, it appears that there will be no change to the parking or access and egress arrangements on site and therefore the proposed development is acceptable.

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 not located within a Primary GI Corridor, or a 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 a single storey extension to the side of existing dwelling comprising of office, WC, utility and bedroom.

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

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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/0413
Summary of permission granted & relevant notes:	Residential Extension – 27.61sqm. No previous extension.
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)	27.61
Amount of Floor area, if any, exempt (m2)	27.61
Total area to which development contribution applies (m2)	0
Total development contribution due	€ 0

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SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 27.61sqm

Land Type: Urban Consolidation.

Site Area: 0.020561Hectares.

Conclusion

The proposed side extension is substantially acceptable but Additional Information should be sought to address the issue as highlighted in the report.

Recommendation

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

1. The proposed side extension appears to be located within an unacceptable distance of existing Irish Water Infrastructure and a distance of at least 3m should be achieved. The applicant should provide drawings including a site plan confirming the distances between them. If the proposed development is located within an unacceptable distance of the existing Irish Water Infrastructure, the applicant should provide and demonstrate an appropriate engineered solution including revised drawings to mitigate any potential issues and this should be provided by a qualified engineer.

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LOCATION: 17, Fforster Green, Ballydowd Manor, Lucan, Co. Dublin, K78 KX05

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: 09/11/22

Gormla O'Corrain

Gormla O'Corrain, Senior Planner