

Comhairle Chontae Atha Cliath Theas

PR/1447/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0428 **Application Date:** 27-Sep-2022
Submission Type: New Application **Registration Date:** 27-Sep-2022

Correspondence Name and Address: Quay Engineering Consultants Ltd 2, Old Quay,
Strand Road, Sutton, Dublin 13.

Proposed Development: Retention for modifications to previously approved
SD16B/0323 to include the omission of the single
storey granny flat (3.3m wide) to the side, increase in
width of the two storey side extension by 0.5m over
both floors to the side of the original dwelling,
replacement of flat roof to porch with pitched roof to
the front, modifications to the hipped/pitched roof
profile to the side extension to align fascia levels and
reduction in depth of side extension by 3.2m at
ground floor level to the rear, all associated works.

Location: 1, Knocklyon Green, Templeogue, Dublin 16

Applicant Name: Mick & Nicola Roche

Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0049 Hectares.

Site Description:

The subject application is an end of road site within the established Knocklyon Green estate. The site accommodates a 2-storey semi-detached dwelling with a hipped roof and pitched front roof canopy. There is a single storey extension to the rear (north) of the house.

The dwelling is surrounded by a public footpath and grass verge to the south (front) and west (side). The adjacent detached dwelling is located to the east. The character of the area comprises of predominantly semi-detached dwellings of similar form and appearance. The estate is characterised by dwellings which have been modestly extended over the years. The external finishes comprise of brick cladding at ground floor level with a painted render finish at first floor.

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Proposal:

The proposal consists of *Retention* for the following:

- for modifications to previously approved SD16B/0323 to include the omission of the single storey granny flat (3.3m wide) to the side,
- increase in width of the two-storey side extension by 0.5m over both floors to the side of the original dwelling,
- replacement of flat roof to porch with pitched roof to the front,
- modifications to the hipped/pitched roof profile to the side extension to align fascia levels and reduction in depth of side extension by 3.2m at ground floor level to the rear, all associated works.

Zoning:

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

Consultations:

<i>Surface Water Drainage</i> –	No report received; standard conditions apply.
<i>Irish Water</i> –	No report received; standard conditions apply.
<i>Roads</i> -	No objections.
<i>SEA Sensitivity Screening</i> -	<i>No overlap with SEA Sensitivity Layers</i>

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

SD16B/0323 – Permission Granted for the demolition of the existing single storey extension to the side and rear of the property and construction of a new part 2 storey, part single storey extension to the side to include a granny flat, single storey extension to the rear and all associated site works.

Adjacent sites

SD10B/0104 – 2, Knocklyon Green, Knocklyon, Dublin 16. Permission Granted for Side extension to existing house and related roof and elevation works.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Policy HI4: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

HI4 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).

HI4 Objective 2: To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.

Green Infrastructure

- Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
- **GI1 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 South Dublin County Council's *Sustainable Drainage Explanatory Design and Evaluation Guide, 2022*.

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Section 12.4.2 Development Management and Green Infrastructure

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

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, 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).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development for amendments to previous permission and retention comprising a side extension is 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.

Modifications to previously approved SD16B/0323

The proposal includes modifications to previously approved SD16B/0323, including the omission of the single-storey granny flat 35sq.m, 3.3m wide and 2.9m in height to the western side of the dwelling. The omission is considered acceptable; the applicant has remained within the house's original footprint and built above the ground floor extension to the first floor. In omitting this element of the original proposal, the applicant has retained grassland and open space to the side and rear of this end-of-road site, which is welcomed in the current South Dublin County Council Green Infrastructure strategy.

Residential & Visual Amenity

The retained two-storey side extension that projects 4.1m (originally 3.7m) to the west is considered acceptable. Retaining the pitched roof to the front porch canopy (initially flat) with alterations to the hipped/pitched roof profile (originally fully pitched) to the side extension and reduction in the depth of the side projection are considered acceptable. The proposal for retention reflects the character, design, and fenestration of the existing house and integrates cohesively

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with the visual and residential amenities of the area. In addition, the proposal for retention broadly matches the pitched roof profile and is considered seamless in scale, size and context to the main dwelling as a habitable addition.

The end-of-road site proposal for retention shall cause no overbearing impact or overshadowing to the neighbouring properties and is consistent with the guidance set out in Section 4, 'Side Extensions', of the South Dublin County Council House Extension Design Guide (2010). The proposed roof profile would create an overall seamless alteration to the dwelling in conjunction with the original roof. It would not significantly imbalance the set of detached houses on this established road. Therefore, the proposal for retention is recommended.

Roads

The retention proposal does not include for alterations of the existing site entrance. The Roads Department has no objections.

Green Infrastructure

The subject application provides for no 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 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

Having regard to the extent of private amenity grassland retained, the scale of the footprint increases and the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Services & Drainage

It is noted that previous surface water conditions would have been adhered to by conditions under SD16B/0323.

Regarding existing surface water drainage and flood risk, the Water Services have not submitted a report, however it is deemed that standard conditions can be obtained by **condition**.

Irish Water have not submitted a report however, the retained development shall not affect any new water connections and therefore Irish Water conditions shall not apply.

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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 side extension.

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 and retained 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

Having regard to the modest nature of the proposed and retained 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 and retained development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

History of contributions under previous application SD16B/0323.

Development Contributions Assessment	
Overall Quantum	
Residential Extension sq.m	
Family Flat	35sq.m
Ground floor extension to existing dwelling	34sq.m
First floor extension	25.8sq.m
Total	94.8sq.m
Deduct 40sq.m exemption	
Assessable area	54.8sq.m

Development Contributions for subject application

The application is for a significant reduction from previous granted permission under SD16B/0323, with the omission of 35sq.m Family Flat.

The developer / applicant paid to the planning authority a financial contribution of €4,661.29.

- therefore, Retention Contributions of a stated 8.8m do not apply.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development retained it is considered that, subject to the conditions set out below, the retained development 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. It is considered that the retained extension would be in compliance with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within XX months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. The disposal of surface water shall accord with the requirements of the Planning Authority as follows:
 - (a) The surface water generated by the development (roof and pavements) shall not be discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. There shall be no overflow to the public network. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties.
 - (b) If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure for the written agreement of the Planning Authority thereafter for build-out

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(c) Any changes to the parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing. Where unbound material is proposed for hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath.

REASON: In accordance with GI4 Objective 1 of the County Development Plan 2022-2028 and the South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022

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REG. REF. SD22B/0428

LOCATION: 1, Knocklyon Green, Templeogue, Dublin 16



Deirdre Kirwan,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 17/11/21


Gormla O'Corrain,
Senior Planner