

Comhairle Chontae Atha Cliath Theas

PR/1467/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0432 **Application Date:** 30-Sep-2022
Submission Type: New Application **Registration Date:** 30-Sep-2022

Correspondence Name and Address: Brennan Furlong Architects Vernon House, 2, Vernon Avenue, Clontarf, Dublin 3

Proposed Development: Demolition of existing single storey extension to rear of existing dwelling and construction of new larger single storey rear extension to the house, along with bin store, rear storage shed and covered terrace; Works also include attic conversion and associated rooflight to front, along with associated landscaping and site works.

Location: 2, Haydens Park View, Esker South, Lucan, Co. Dublin, K78 NY82

Applicant Name: Dermot & Margaret Finnerty

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: 0.0366 ha

Site Description:

The site contains a semi-detached dwelling with a half-hip roof situated within a residential area. Griffeen Valley Park is situated to the front of the dwelling.

Proposal:

Permission sought for the following:

- Demolition of existing single storey extension to rear of existing dwelling and
- construction of new larger **single storey rear extension** to the house, along with bin store, rear storage shed and covered terrace;
- Works also include **attic conversion and associated rooflight** to front, along with associated landscaping and site works.

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Zoning:

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

CDP Maps: Bird Hazards, Conical Surface (Weston), Inner Horizontal Surface (Casement), Outer Horizontal Surface (Dublin)

Consultations:

Roads – no objections.

Parks – No objections, subject to conditions.

Surface Water Drainage – no report received at time of writing.

Irish Water – no report received at time of writing

Submissions/Observations /Representations

None received.

Relevant Planning History

None.

Relevant Enforcement History

None traced.

Pre-Planning Consultation

PP074/21 The proposed Development will consist of a new porch to the front of the house, two and a half story side extension, housing a new staircase, a single story pitched extension to the rear of the house, an attic conversion and the introduction of a front facing velux window to the newly converted attic space. Works also to include proposed bin store, internal alterations, roof-lights to proposed extension and all associated site works and landscaping.

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

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.

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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.

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.

Policy E4: Electric Vehicles Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring)

Policy SM7: Car Parking and EV Charging Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

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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

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

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.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

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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:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Attic conversions and dormer windows:

- *-Use materials to match the existing wall or roof materials of the main house.*
- *-Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *-Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *-Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *-Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *-In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *-Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *-Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *-Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.*
- *-Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

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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).

Assessment

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Residential and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment

Zoning and Council policy

The site is zoned objective RES - 'To protect and/or improve residential amenity.' The principle of the proposed extension is, therefore, considered acceptable.

Residential and Visual Amenity

Demolition of existing single storey extension to rear of existing dwelling

There is no objection to this element of the proposal.

Construction of new larger single storey rear extension to the house, along with bin store, rear storage shed and covered terrace

It is apparent that there are a number of elements to the single storey rear extension:

- Extension to form a larger dining / living area, in line with the adjacent neighbours extension. This would step in towards the south. Eaves height of 2.72m and ridge of 3.55m. The roof would also form a canopy over the area that is stepped in
- A canopy area to the rear of the extension for outdoor dining
- Store area to the rear of the canopy, sharing the same roof structure of the canopy. There would be a raised planter between the store and open area.

The structures extend the length of the boundary with No4, to the rear boundary. The proposal would have a varied roof profile. The applicant has provided a section, but it does not appear that this indicates all structures, as viewed from No4. In addition to this, the rear elevation includes the boundary wall, and does not show the full proposed rear of the dwelling. The applicant is requested to provide further detail via **additional information**. Given the length of the structures and the proximity to the boundary with No4, which is situated to the north, the applicant is requested to revise the roof profile of the canopy / storage area too either a flat roof or a full hipped roof. This should be addressed via **additional information**.

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It is noted that the description of development references a bin store. No elevations have been provided for this. The applicant is requested to provide elevations via **additional information**.

The level of amenity space that would remain following the development is unclear. The applicant is requested to provide details via **additional information**. Areas to the side should only be included whether there have a clear amenity function and are well connected to the amenity space to the rear.

Works also include attic conversion and associated rooflight to front, along with associated landscaping and site works.

The rooflight and attic conversion would have an acceptable visual and residential impact. It is unclear from the section whether the internal height meets the requirement for a habitable room (2.4m). The applicant is requested to provide this detail as additional information.

Services and Drainage

Water Services has not provided a report in relation to the proposed development. It is noted that there are no pipes located close to the areas for development.

The applicant is requested to provide details of SuDS proposed as part of the development via **additional information**.

Green Infrastructure

The site is located within a secondary GI corridor L2 Griffeen – Grand Canal Link.

The subject application results in a small increase in the footprint of the subject house on an established suburban residential site.

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states “*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local ‘Stepping-Stones,’ Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*”

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Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time”.

Parks has requested a condition regarding provision of a GI plan. It is noted that additional tree planting is indicated on the proposed site plan. The applicant is requested to provide, as **additional information**, a plan which clearly identifies the details required above.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

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.

Development Contributions

Extension 27sq.m (including attic area)

Previous extension 9sq.m

Total – 36sq.m (including attic area)

40 sq.m exemption

Assessable area = Nil

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SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 27sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0366 Hectares.

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** should be requested to ensure the proposal 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.

Recommendation

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

1. The applicant is requested to provide the following:
 - Full section / elevations from boundary with No4
 - Rear elevation, without boundary walls, landscaping etc.
 - Elevations for bin store
2. The applicant is requested to:
 - revise the roof profile of the canopy / storage area to a flat roof
 - provide details of the rear amenity space remaining following the development. 25sq.m should be provided as minimum.
 - detail the internal height of the attic conversion
 - set out the floor area of the attic conversion, the floor area of the ground floor extension (excluding the shed and canopy area) and the floor area for the shed / canopy areas.
3. (a) The applicant is requested to provide an overall site summary quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - New tree and hedgerow planting(b) The applicant is requested to provide:
 - Site location plan showing the development site in the context of the wider GI as shown

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on the Council's GI Plan for the County.

- Indicate how the development proposals link to and enhance the wider GI Network of the County.

- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.

- Proposals for identification and control of invasive species where appropriate, for the site

(c) the applicant is requested to detail what SuDS are proposed and indicate on a layout plan, where relevant.

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REG. REF. SD22B/0432

LOCATION: 2, Haydens Park View, Esker South, Lucan, Co. Dublin, K78 NY82

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: 24/11/22

Gormla O'Corrain

Gormla O'Corrain, Senior Planner