



Coughlan Consulting Engineering

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22033

30th November 2022

Planning Report for Annex Dwelling at Rear of 1 Weston Way, Lucan, Co. Dublin

1.0 Introduction

Coughlan Consulting Engineering have prepared this planning report for South Dublin County Council. The proposed annex dwelling is located to the rear of the existing family home at No. 1 Weston Way, Lucan, Co. Dublin. The proposed development, as contained within the statutory press and site statutory planning notices, provides for:

For the demolition of a previously granted (S95B/0181) single storey domestic garage/shed to rear and the construction of new single storey family annex unit with garage, largely over the same footprint as the original garage/shed unit and associated works. The annex will consist of 1 bedroom, combined living and kitchen area, WC and storage room. The roof will be mono-pitched with parapet walls and will house rooflights over kitchen and WC. Existing pedestrian and vehicular access points at 1 Weston Way to serve the annex will be maintained.

This report sets out the planning rationale and justification for the proposed development, including an assessment of the proposed development having regard to the South Dublin Development Plan 2022-2028. It is submitted that the proposed development accords with the proper planning and sustainable development of the area.

2.0 Site Location and Description

The subject site is located on the northern side of 1 Weston Way, Lucan, Co. Dublin. There is an existing two-storey, 4 bedroomed detached house as the principal structure on the site. There is an existing garage/shed structure to the rear of the main dwelling to the north. This garage/shed is used generally to store garden and family items. Retention Permission (SD95B/0181) was obtained for the garage/shed structure in 1995.

The existing garage/shed structure is constructed with a solid concrete floor, block walls and precast concrete roof. The structure is uninsulated. The structure is built off the garden boundary walls on the

north and east elevations and inside the stone boundary wall on the western side. The existing structure is not well weathered and water ingress is an issue.

The clients have young children with the oldest in their early-mid teens. The clients have huge concerns if their children will have the financial means to live in their own property and feel an annex 1 bedroom dwelling would assist their children at various stages, as they try to get onto the property ladder. The clients confirm and are happy for it to be conditioned in any grant of permission that the annex is for family use only.

It is proposed to demolish the existing garage/shed and construct a new 1 bedroom annex dwelling with shed structure. The proposed building will be built substantially over the existing footprint. The internal area of the existing structure is 69.2m². The internal area of the proposed structure is 72m² including the new shed structure.

The walls of the proposed structure will be built inside the boundary walls on the north, west and east elevations. These walls will have parapet structures and are proposed to be circa 800mm higher than the existing structure at 3.375m high. There will be a monopitched roof falling front to back. The roof will have a feature canopy detail on the front elevation.

The proposed annex is fully compliant with Table 3.20 Chapter 12.6.7 of the implementation and Monitoring Policy South Dublin County Development Plan 2022-2028 in terms of minimum room areas and widths.

As the annex will be fully used by the owners of 1 Weston Way, the amenity space for both dwellings is calculated as the rear garden area between the main dwelling and proposed structure together with the amenity space area at the side on the west of 1 Weston Way.

Fire tender access is achieved through the side vehicular entrance of 1 Weston Way or alternatively from the main R403 to the west. It is noted that fire tender access on some proposed stand alone rear annex structures is problematic but is easily accessible with the proposed layout of this annex on the site.

The existing driveway on the south in front of the main dwelling caters for 2 cars. Under the South Dublin County Development Plan 2022-2028, a 1 bedroom single storey dwelling would require 1 car park space. This will be catered for on the west of the existing dwelling.

The proposed single storey structure will be essentially replacing the existing structure on site. The single storey nature ensures that it is not overbearing or overlooking any neighbouring structure. The elevational finishes will match that of the surrounding buildings.

3.0 Proposed House Area Schedule

Chapter 12.6.7 of the implementation and Monitoring Policy of the South Dublin County Development Plan 2022-2028 requires that all residential units and buildings are designed in accordance with the

relevant quantitative standards including the document 'Quality Housing for Sustainable Communities' (2007). The proposed house complies with all of the standards set out in that document for a one bedroom, single storey property for 2 people.

Area Schedule for 1 Bedroom, 2 Person, Single Storey House

Target gross floor area = 44m ²	Actual = 52 ²	
Minimum aggregate living area = 23m ²	Actual = 26.65 m ²	
Minimum aggregate bedroom area = 11m ²	Actual = 16.4 m ²	
Minimum storage area = 2m ²	Actual = 5 m ²	
Minimum area of double bedroom= 11.4m ²	Actual = 2.6 m ²	
Minimum unobstructed living room width = 3.3m for one bedroom		Actual = 3.7m
Minimum unobstructed bedroom width= 2.1m fore one bedroom		Actual = 3.0m

4.0 Foul and Surface Water Drainage and Watermain Design

Proposed Surface Water Drainage

The Greater Dublin Strategic Drainage Study (GDSDS) requires that Sustainable Urban Drainage Systems (SuDS) measures are implemented on site in order to reduce and improve the quality of the runoff from the site. The proposed development has been assessed in relation to SUDS.

The existing shed/garage structure collects the surface water runoff off the roof and discharges into the surface water network at the rear of the main dwelling. There are no SuDS measures currently on site for the garage/shed structure. The increase in hardstanding of the existing and proposed structure is circa 3m². The SuDS proposed for dwelling are:

- 1) 100l waterbutt proposed on the rainwater downpipe on the southeast of the annex
- 2) Permeable paving between the rear of the main dwelling and the proposed annex
- 3) The surface water drainage pipes off the annex will be filter drains and will allow water to naturally infiltrate in the ground.

The level of proposed surface water runoff from the proposed annex entering the surface water drainage network at the rear will be greatly reduced from that of the existing arrangement on site.

Existing Foul Drainage

There is an existing separate 110mm diameter foul water drainage network to the rear of 1 Weston Way. This is the start of the drainage line which falls to the east of the site.

Proposed Foul Drainage

It is proposed to connect the foul drainage from the annex of this existing foul drainage network. A new 100mm diameter foul drain is proposed to transverse across the rear garden and connect to existing separate foul drainage network.

The design guidelines of the Environmental Protection Agency (EPA) Wastewater Treatment Manual, "Treatment Systems for Small Communities, Business, Leisure Centres and Hotels" was used to calculate the proposed foul run-off.

The total flow generated from the 1 house on the development is calculated as follows:

Building Use	No. of People	Flow (lit/person/day)	BOD (g/hd/d)	Daily Flow	Daily BOD (g)
1 Houses	2	180	60	360	120

Table 1: Calculation of Peak Daily Flow

Equivalent PE Daily Flow @ 180 l/hd/d	= 4 PE
Daily Organic @ 60 g/hd/d	= 4 PE
Foul Sewer System Designed for 6 DWF	
Loading @180 l/hd/d	= 720 l/day
	= 0.009 l/s (1 DWF)
	= 0.04 l/s (4 DWF)
Foul sewer development demand	= 0.4 l/s

New foul pipes proposed are 100mm and are therefore satisfactory

Existing Water Supply

Irish Water record drawings indicate that there is a cast iron watermain on 1 Weston Way. It

Proposed Water Supply

It is proposed to make a new connection to the cast iron watermain on 1 Weston Way

It is generally accepted that the design loading for foul drainage can be used to evaluate an approximation of the water demand on the site. Watermain demand is generally designed with a peak flow of 2.5 times the average. On this basis a water demand of some 900 litres/day is estimated. To further reduce the water demand on Local Authority water supplies and to reduce the foul discharge

from the development, water conservation measures will be incorporated in the sanitary facilities throughout the development, e.g. dual flush toilets.

8.0 Private Open Space

Table 3.20 Chapter 12.6.7 of the implementation and Monitoring Policy South Dublin County Development Plan 2022-2028 sets out development standards regarding private amenity space and gardens. The minimum required private amenity space for dwellings is as follows.

No. of Bedrooms	Minimum Garden Area m ²
One bedroom	48
Two bedrooms	55
Three Bedrooms	60
Four bedrooms	70
Five or more bedrooms	75

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Private Amenity Space states that. *"It is the policy of the Council that each dwelling should be provided with adequate, usable private amenity space in the form of a garden, patio or balcony".*

In terms of Private Gardens. Policy states that: *"It is policy of the Council that private space for housing dwellings.*

- *Be located to the rear or side of the front building line of the dwelling house and be overlooked by a kitchen or main living rooms.*
- *All rear gardens should be provided with a robust, secure, opaque boundary comprising a rendered concrete block wall, capped in an acceptable manner, with a minimum height of 1.8m. Timber fencing will only be acceptable where located between dwellings within an estate.*
- *Rear gardens should not back onto public roads or public open space".*

As the annex will be fully used by the owners of 1 Weston Way the amenity space is calculated as the rear garden area between the main dwelling and proposed structure together with the amenity space area at the side on the west of 1 Weston Way. The proposed amenity space at the rear of the main dwelling is circa 129m² and the proposed amenity space at the side of the main dwelling is circa 124m², total 253m².

The main dwelling at 1 Weston Way is a 4 bedroomed house requiring 70m² of amenity space under the guidelines. The requirement of a 1 bedroom dwelling is 48m² resulting a total requirement of

118m2. Although there is no amenity space to the side or rear of the proposed annex, the dwelling and annex will be occupied by the same family and share the 253m2 of amenity space on the site..

For and on behalf of: Coughlan Consulting Engineering
25 Kiltipper Avenue,
Aylesbury,
Tallaght,
Dublin 24.

Robert Coughlan

Signed: _____

Name: Robert Coughlan
Qualifications: BE, CEng, MIEI, MISTuctE, BER Assessor.
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Planning Permission -1 Weston Way, Lucan, Co. Dublin, K78 K257

30th November 2022

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

To Whom It May Concern:

Please find attached documentation for Planning Application for works at 1 Weston Way, Lucan, Co. Dublin, K78 K257.

Attached is a bank draft for €65 for the application fee. The fee is based on that of a new dwelling.

For and on behalf of: Coughlan Consulting Engineering
25 Kiltipper Avenue,
Aylesbury,
Tallaght,
Dublin 24.

Land Use Planning & Transportation

02 DEC 2022

South Dublin County Council

Signed:

Name: Robert Coughlan
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Professional Body/Membership No. MIEI No.: 053927