

# Comhairle Chontae Atha Cliath Theas

**PR/1549/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0455      **Application Date:** 17-Oct-2022  
**Submission Type:** New Application      **Registration Date:** 17-Oct-2022  
**Correspondence Name and Address:** LAM Architects Ltd 94, University Street, Belfast, Co. Antrim, BT71HE  
**Proposed Development:** A loft conversion, ground floor rear extension, associated refurbishment works and rooflight additions to the existing end of terrace dwelling.  
**Location:** 22, Gandon Avenue, Doddsborough, Lucan, Co. Dublin, K78 P9X0  
**Applicant Name:** Swati Chatterjee  
**Application Type:** Permission

(NM)

### **Description of Site and Surroundings:**

#### **Site Area**

Stated as 0.0205 Hectares.

#### **Site Description**

The application site is located on Gandon Avenue, a residential estate off the L1030 and within the Adamstown Strategic Development Zone. The immediate vicinity is characterised by residential dwellings of similar architectural style and a predominantly uniform building line. The subject property is a two-storey end of terrace dwelling with a pitched roof.

#### **Proposal:**

The development will consist of:

- A loft conversion.
- Ground floor rear extension.
- Associated refurbishment works and rooflight additions to the existing end of terrace dwelling.
- Total area of works 54sqm.

#### **Zoning:**

The subject site is subject to zoning objective SDZ - 'To provide for strategic development in accordance with approved planning schemes. The subject site is located within the Adamstown Strategic Development Zone.

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### 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 the time of writing.

*Parks Department* – No report received at the time of writing.

### SEA Sensitivity Screening

No overlap with relevant layers.

### Submissions/Observations /Representations

One submission was received which can be summarised as follows:

- Loss of daylight
- North facing garden means less light in general
- The ridge height will have a negative impact on the residential and visual amenity
- Load bearing wall to the east will be built on the shared boundary wall
- No reasonable access for builders to install timber slat cladding
- Flat roof fascia and soffit are not detailed enough and may lead to future boundary disputes
- Depreciation of value of neighbouring dwellings due to the above

The submission is noted and has been reflected throughout the report.

### Relevant Planning History

#### Subject Property

None.

#### Adjacent sites:

SD19B/0471 - 19, Shackleton Wood, Shackleton Park, Lucan, Co. Dublin – Retention Permission Granted for single storey living room extension to rear of house and all associated site and drainage works.

### Relevant Enforcement History

None.

### Pre-Planning Consultation

None.

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### 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 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.*

*G12 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.*

*G14 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.*

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### 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).

### Assessment

The main issues for assessment are

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

### *Zoning and Council Policy*

The site of the proposed development is located within Gandon Avenue of Adamstown SDZ which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The SDZ Planning Scheme requires that development be laid out in a manner which adheres to a specific built form. Extensions to existing residential development within the SDZ are assessed against Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the County Development Plan.

### *Site Notices:*

The site notices do not describe the proposed development is in Gandon Avenue, part of the Adamstown SDZ which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council

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Development Plan 2022-2028. The application does not identify that the subject site is located within an SDZ. Therefore, the applicant should submit revised notices that clearly outline the proposed development in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended). The applicant is requested to do so by **Additional Information**.

### *Residential and Visual Amenity*

#### *Ground Floor Rear Extension*

The proposed ground floor rear extension has a flat roof with a parapet with a height of approximately 2.85m. The submission received suggested that the height of the proposed development would lead to overshadowing and loss of light to habitable rooms but given this is a north facing garden and the proposed development has a relatively low height, it is considered **acceptable** in this instance.

The depth of the proposed extension would be approximately 4.4m from the existing dwellings rear wall which is not considered excessive in the site context.

There will be private open space of approximately 58sqm to the rear which is not consistent with Table 3.20 of the County Development Plan which requires a minimum of 70sqm for a four bedroomed dwelling. Notwithstanding this, as this is not a new build dwelling, it is considered **acceptable** in this instance in order to facilitate the objectives of the County Development Plan Policy H14.

The materials proposed will be predominantly timber cladding with some brick and render on the northern façade which will only be partly visible from the street level and is overall **appropriate**.

**Overall, subject to conditions, the proposed ground floor rear extension would not be overly injurious to the residential or visual amenities of the area.**

#### *Loft Conversion*

The proposed loft conversion requires two new Velux windows on the roof of the northern elevation and a further two on the roof of the southern elevation which is appropriate. The proposed will be converted to habitable residential use and will have an internal head height of over 2.4m which is considered **adequate**. The applicant should ensure that there is appropriate head height at the stairwell access to the proposed converted attic.

**The proposed attic conversion is acceptable subject to conditions.**

**Overall, the proposed development is acceptable but notwithstanding this, Additional Information is required to address the deficiencies in the notices.**

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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. The proposed development is not located within an unacceptable distance of existing Irish Water infrastructure as per the Irish Water maps.

### *Roads*

No report was received from the Roads Department at the time of writing but given that the proposed development will not require any changes to the access or egress, this is considered appropriate.

### *Parks*

No report was received at the time of writing from the Parks Department but given the size and scale of the proposed development, a **condition** should be attached in the event of a grant of permission concerning the adequate provision of Sustainable urban Drainage Systems (SuDS) as outlined is considered sufficient in this regard.

### *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 does not appear to be 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 an attic conversion and a rear 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 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.

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### *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*

<b>Planning Reference Number</b>	SD22B/0455
<b>Summary of permission granted &amp; relevant notes:</b>	Rear Extension and Habitable Attic Conversion 54sqm
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	54
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	14
<b>Total development contribution due</b>	€1,462.86

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### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area: 54sqm

Land Type: Urban Consolidation.

Site Area: 0.0205Hectares.

### **Conclusion**

The proposed development is largely consistent with the provisions of the South Dublin County Development Plan 2022 – 2028 and is acceptable in terms of size and scale. Notwithstanding this, due to the proposed development's location within an SDZ area, the applicant should be requested to re-advertise under Article 35 of the Planning and Development Regulations 2001 (as amended) and therefore, **Additional Information** is required.

### **Recommendation**

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

1. The site notices do not describe the proposed development as within the Development of Gandon Avenue, of Adamstown Strategic Development Zone, which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The application is therefore deficient in correctly identifying that the subject site is located within an SDZ.

Therefore, the applicant is requested to submit revised newspaper and site notices that clearly outline the proposed development is located within the Adamstown SDZ in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended).



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REG. REF. SD22B/0455

LOCATION: 22, Gandon Avenue, Doddsborough, Lucan, Co. Dublin, K78 P9X0



**Neal Murphy**  
**Assistant 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:** 08.12.22

  
**Colm Harte,**  
**Senior Executive Planner**