

Comhairle Chontae Atha Cliath Theas

PR/1596/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0405 **Application Date:** 26-Oct-2022
Submission Type: New Application **Registration Date:** 26-Oct-2022
Correspondence Name and Address: APAC Ltd 82, Beaumont Court, Beaumont, Dublin 9
Proposed Development: Demolition of the existing detached garage and the construction of a two storey three bedroom detached dwelling with a new vehicular entrance and all associated site works.
Location: 17, Greentrees Road, Dublin 12
Applicant Name: Rowland & Gay Jordan
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 20/12/2022

Site Area: 0.0702ha

Site Description:

This corner site on Greentrees Road comprises a two-storey semi-detached dwelling, with garage, adjacent to property (No.1 Millgate Drive) to the north east of the site. There is an existing vehicular entrance from Greentrees Road. The dwellings in the area are hipped roofed and of similar form and character, external finishes on the front elevation of the dwelling comprises red brick finishing at ground floor level and pebble dash finishing at first floor level.

Proposal:

The proposal consists of *Permission* for the following:

- Demolition of the existing detached garage and
- the construction of a *two storey three-bedroom detached dwelling* with
- a new vehicular entrance and all associated site works.

Zoning:

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

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Consultations:

Surface Water Drainage: Further Information Requested.
Irish Water: Further Information Requested.
Roads: Further Information Requested.
Parks: No objection subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

None submitted.

Relevant Planning History

93B/0070 – Permission **Granted** for a new domestic garage.

Adjacent sites

SD20A/0281 - 23, Millgate Drive, Perrystown, Dublin 12. Permission **Granted** for the construction of a two-storey, 3-bedroom semi-detached house with shared access.

SD19A/0364 - 18, Millgate Drive, Perrystown, Dublin 12. Permission **Granted Permission following Outline** for Construction of a two storey, three bedroom with attic storage, detached dwelling in the side garden; the existing entrance will be used for off-street parking together with all associated site works; the application is a follow on application for grant of outline permission Reg. Ref. SD19A/0074.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.

Policy H13 Residential Consolidation

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H13 Objective 3

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

H13 Objective 5

To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 8 Community Infrastructure and Open Space

Section 8.7.5 Quality of Public Open Space

Policy COS5 Objective 16

To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;*
- Eliminating buildings which back-on or gable-front public open spaces;*
- Designing corner units with active frontage;*
- Encouraging increased use through improved access and quality of facilities;'*
- Careful location, design and choice of surface materials and site furniture.*

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

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*Chapter 3 Natural, Cultural and Built Heritage
Policy NCBH3 Natura 2000 Sites
NCBH3 Objective 3 (Appropriate Assessment)*

*Chapter 4 Green Infrastructure
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.

Policy GI2 Biodiversity

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.

Policy GI4 Sustainable Drainage Systems

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.

Corner/ Side Garden Sites

Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;

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- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.

Relevant Government Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, 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).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

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The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Parks and Public Realm
- Services and drainage and Flood Risk.

Zoning and Council Policy

The development comprising of a residential dwelling 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.

Residential and Visual Amenity

The proposed development constitutes the subdivision of an existing side garden serving a semi-detached dwelling on a side garden site. The assessment of this proposal is in context to the existing County Development Plan 2022-2028, it is subject to compliance with detailed policy provisions in relation to design that will be considered below.

Site context

The subject application proposes to demolish an existing garage (59sq.m) that is located beside a two-storey semi-detached dwelling and is located on a corner site within the intersection of the established residential area of Greentrees Road and Millgate Drive to the northeast. The subject site predominately facing Greentrees Road is situated to the north gable side of the primary residence, No.17 Greentrees Road. It is noted that the corner sites including the semi-detach dwelling (No.1 Millgate Drive) to the north east are the only large side garden site on this road. The street building line of the surrounding dwellings are broadly in line with each other and several boundary walls, including the subject site, have hedging. A grass verge exists to the front of the dwellings with and public footpath.

Building context

Regarding the even separation distances and symmetry between the surrounding hipped roof semi-detached dwellings on this side of Greentrees Road. The proposed dwelling as a detached / bay-fronted dwelling with a pitched roof would create an unbalanced roof symmetry with the surrounding buildings in style and form on this established streetscape and would not reflect the overall character of the area.

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Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
 - *The proposed site is considered a compact site to accommodate a new dwelling of the scale proposed while maintaining residential amenities.*
 - *Regarding the close nature of the detached dwellings on this road it is noted that the proposed dwelling is built adjacent to the dwellings to the west of the site (No.19 Greentrees Road) and has a setback of 1m to the south and 0.8m to the north from No.17 of the Parent dwelling. The proposal in height and proximity to No.19 and the parent dwelling is considered to have an adverse impact on the residential amenity of adjoining dwellings.*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
 - *Not assessable.*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
 - *The proposed building line is in sync with the adjacent dwelling to the west No.19 Greentrees Road. The proposed roof profile is pitched; however, the character of the surrounding area is hipped roofed; the subject proposal in roof style is considered to create a negative visual impact, considering the uniformity in roof profiles of the surrounding area. In addition, the ridge line is higher than prevailing roof ridges to either side.*
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
 - *Proposal is considered to be consistent the prevailing front building line.*

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- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;
 - *The dwelling is considered not to be in keeping with the established nature of the road. The planning authority deems the roof style and shape of the area are predominately hipped with lower ridge lines, and the proposal would not align with the area's character.*
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality.
 - *Open space provision is not considered of a high standard to the existing or proposed dwelling in shape and functionality.*
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.
 - *No side open space proposed.*

Regarding the above criteria, it is noted that this 0.0702 ha site is significantly compact to contain a second dwelling adequately under Development Plan Standards. Also, noting the RES Zoning of the site, it is deemed that the shape and use of the garden and character of the surrounding area is not conducive to this proposed dwelling on-site, a **Refusal** of permission is recommended.

Building Height

The proposal reaches 8.7m in height and is not consistent with the prevailing height of the surround area that is circa 8.2m. The proposal in terms of roof height and design would have an adverse impact in terms of residential and visual amenity and would not comply with SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states;

- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*

The height of the proposal with the existing streetscape and roof style and shape would not align with the area's predominately hipped roofed nature and character.

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Rear Amenity space

The minimum private open space requirement in the County Development Plan is 60sq.m for a three-bedroomed dwelling in which both dwellings are stated as having above via submitted drawings. The proposals meet the quantitative standards of the CDP. It is unclear whether the rear gardens to the existing dwelling and proposed infill dwelling would meet qualitative standards of the CDP and a high quality landscaping scheme would be required to make the unusual rear garden configurations work. If minded to grant, further information would be sought in this regard.

Overlooking & Overbearing impact

The Planning Authority notes the proximity and distances between dwellings on-site and surrounding sites. The proposal is in close proximity to the adjacent dwelling to the west of No.19 Greentrees Road, and there are concerns regarding the overbearing appearance of the dwelling on the neighbouring properties to the east and west due to the shape / height and proximity of the building proposed.

Dwelling size

The proposed three-bedroom dwelling is stated as approx. 124sq.m which is above the minimum size set out in Table 3.20 Minimum Standards for Houses. In this context, the proposed development is consistent with the Development Plan provisions.

Room size

Bedrooms 1 and 2 are consistent with standards, however the minimum area of the single room should be 7.1sq.m *as per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). In this proposal, the single is 6.48sq.m. The area space is deficient and is not consistent with single bedroom minimum standards. The dwelling does not comply with the above standards for a three bedroomed dwelling. **Refusal** is recommended.

Storage

Storage for the proposal is consistent with the minimum storage standards for houses having regard to (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007)

Dual Frontage

The dwelling front is proposed to the alignment and orientation of the north side of Greentrees Road and would not require dual frontage at this site location. The windows presented are consistent in size, scale and form, taking into account SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites state:

- *maximise passive surveillance of the public domain.*
- *promote a sense of integration with adjoining buildings;*

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The proposal is in view of the public domain and is consistent with Section 13.5.8 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2022-2028.

Boundary Treatment

It is noted that the applicant proposes to use two separate entrances from the existing boundary wall. The proposed new entrance to the north has an existing mature street tree directly in the grass verge adjacent the site. The removal of the tree is therefore not consistent to Section 12.7.6 in this regard. The parks recommendations noted below.

In this instance and coinciding with the recommendations of the Roads Department, a shared vehicular entrance will be addressed in the Roads report below.

Vehicular Entrance

The Roads Department request additional information, the following is noted:

The construction of a three-bedroom dwelling. A new vehicle access is proposed on to the Greentrees Road. The access is close to a road junction with controlled crossing but is in between two existing access locations. There is a road sign and tree at the proposed location that will need to be removed. The applicant has submitted measurements of the proposed access to be 2.6m wide.

Roads recommend that additional information be requested from the applicant:

1. The applicant shall submit details of discussions with Public Realm in resolving Tree conflict with access point.

Should the permission be granted, the following conditions are suggested:

1. Prior to commencement of any works the relocation of the traffic sign outside of the property is to be for the written agreement of the Planning Authority. Cost of such relocation to be borne solely by the applicant.
2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
3. The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
4. Any gates shall open inwards and not out over the public domain.
5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

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The Roads Department's comments have been noted, however in this instant a Refusal of permission is recommended.

Parks and Public Realm

The Parks Department recommend a grant subject to the following:

Landscape Plan

The applicant shall submit a landscape plan. The proposed landscape plan should demonstrate how existing green infrastructure will be incorporated into the overall design. In addition to the Landscape Plan, the applicant should provide a fully detailed planting plan with full works specification. The landscape proposals to be prepared by a suitably qualified landscape architect.

The planting plan should provide the following information:

Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate

Implementation timetables

Boundary treatments

Prior to commencement a scheme for the siting and design of all boundary treatments shall be submitted for the approval of the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied.

SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

A drawing to show how surface water shall be attenuated to greenfield run off rates.

Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.

SUDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

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The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

Site location plan showing the development site in the context of the wider GI as shown 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

The requirements of the Public Realm Department are noted and shall be outlined by condition and coincide with the Green Infrastructure conditions, however in this instant a Refusal of permission is recommended.

Green Infrastructure

The proposal impacts the street tree negatively directly outside No.17 Greentrees Road.

12.7.6 Car Parking Design and Layout states "*Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted.*"

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.

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.*

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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'.

It is considered that the main elements of the Green Infrastructure Plan are covered in the requirements of the Public Realm report and shall be required by condition.

Services & Drainage and Flood Risk

Water services have submitted a report and stated Further Information for the following reasons:

1.1 Submit a drawing showing what SuDS (Sustainable Drainage Systems) is proposed for the development. Examples of Suds include:

- Green roofs
- Permeable Paving
- Grasscrete
- Planter box/s
- Filter drains
- Water butt/s
- Other such SuDS

1.2 If a soakaway is proposed submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

Should a soakaway prove not to be feasible, then the applicant shall submit the following:

- a) Soil percolation test results demonstrating a soakaway is not feasible
- b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

Flood Risk - No Objection

Notwithstanding the recommendations of the Surface Water Drainage Department that generally could be obtained by condition, it is considered that a recommendation of refusal is appropriate in this instant.

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Irish Water

Irish water has submitted a report and stated Further Information for the following reasons:

1.1 Submit a drawing showing the watermain layout of proposed development that comply with Irish Water Standards.

Alternatively submit a confirmation letter of feasibility from Irish Water for proposed development.

1.2 Submit a drawing showing the foul water layout of proposed development in compliance with Irish Water Standards.

Alternatively submit a confirmation letter of feasibility for proposed development from Irish Water.

Notwithstanding the recommendations of the Irish Water that generally could be obtained by condition, it is considered that a recommendation of refusal is appropriate in this instant.

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 new dwelling.

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

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.

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Development Contributions

Development Contributions	
Planning Reference Number	SD22A/0405
Summary of permission granted & relevant notes:	New Dwelling - 124sq.m
Are any exemptions applicable?	No
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)	124
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	124
Total development contribution due	€12,956.76

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 124 sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0702ha

Conclusion

The Planning Authority considers that the proposed development would represent overdevelopment of the site, by creating a dwelling of excessive scale that is incongruous in the streetscape adversely affecting the visual and residential amenities of the area. In addition, the proposals do not meet development plan standards and would set an undesirable precedent for similar type developments in the area. A refusal of planning permission is therefore recommended.

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Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. The design of the proposed dwelling is not compliant with the minimum room sizes (notably room 3) as per the standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007). In addition, the proposals do not meet the required qualitative standard in terms of private open space for the occupants of the existing dwelling house and the infill house proposed. Overall the residential amenities for prospective residents are considered deficient in relation to the Development Plan requirements and the above referenced Guidelines.
2. Having regard to the surrounding building height and the predominately hipped roof nature and character of the surrounding streetscape, the proposal dwelling would be of an excessive scale and height as well as an incongruous form in the streetscape and would be harmful to the residential and visual amenities of the area and contrary to Section 6.8 Residential Consolidation in Urban Areas the County Development Plan 2022-2026.
3. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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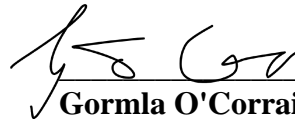
LOCATION: 17, Greentrees Road, Dublin 12



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date: 15/12/22



Gormla O'Corrain, Senior Planner