

Comhairle Chontae Atha Cliath Theas

PR/1573/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0468 **Application Date:** 26-Oct-2022
Submission Type: New Application **Registration Date:** 26-Oct-2022

Correspondence Name and Address: John Loney Brooklands, Barrettstown Road,
Newbridge, Co. Kildare

Proposed Development: Retention for first floor extension to side of property
over existing permitted single storey extension; 2
dormer windows to rear and the re-modelling of
fenestration to front elevation at ground floor.

Location: 84, Kiltipper Drive, Aylesbury, Tallaght, Dublin 24

Applicant Name: Stuart Dicker

Application Type: Retention

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.0364 Hectares.

Site Description

The property is located at the end of a residential cul-de-sac off the Dalepark Road in Dublin 24. The area is characterised by units of similar design and form but predominantly semi-detached with a relatively uniform building line. The proposed site contains a detached dwelling with a pitched roof.

Proposal:

The development will consist of:

- Retention for first floor extension to side of property over existing permitted single storey extension.
- 2 dormer windows to rear.
- Re-modelling of fenestration to front elevation at ground floor.
- Total area of works 67sqm.

Zoning:

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

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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 objections subject to conditions.

Parks Department – No objections or additional comments.

SEA Sensitivity Screening

Overlaps with Riparian Corridor and within proximity of High Amenity Dodder Valley.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property:

SD05A/0728 – **Permission Refused** for 1) Proposed demolition of existing detached garage in rear garden; 2) proposed building of 2 storey, 3 bedroom semi-detached dwelling with front extension with pitched roof over & attic conversion with Velux roof lights to rear, to side of existing dwelling; 3) proposed new vehicular access for new dwelling & partial dishing of kerb; 4) proposed alterations to existing vehicular access & partial dishing of kerb.

SD16B/0335 – **Permission Granted** for single storey extension to front side and rear of property.

Adjacent sites:

SD17B/0306 - 56, Kiltipper Drive, Aylesbury, Dublin 24 – **Permission Granted** for attic conversion with dormer window to rear.

SD21B/0450 - 98, Kiltipper Drive, Dublin 24 – **Permission Granted** for conversion of attic storage to a habitable space including a bedroom with ensuite shower room. The works will include a dormer window to rear of existing dwelling and all associated site works.

Relevant Enforcement History

S8962 - Non-compliance of condition 1 SD16B/0335 – **Live File**.

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
- Planning Note
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of retention of a first-floor extension to side of a property; 2 dormer windows to rear and the re-modelling of fenestration to a front elevation at ground floor would be 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

First Floor Extension to Side of Property over Existing Permitted Single Storey Extension

The proposed development for retention includes a first-floor extension that mirrors the existing ground floor extension granted under SD16B/0335. The roof pitch and ridge line match the original dwelling roof which is **acceptable**. The western elevation at first floor level has three windows

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which is appropriate as the unit is effectively on a corner site and this will add to the passive surveillance on to the Dalepark Road as the ground floor is obscured from the road by a land bank. Overall, the first-floor extension is acceptable subject to conditions.

2 Dormer Windows to Rear

The two dormer windows for retention are large in the context of the rear aspect of the roof. They are of flat roofed construction with what appears to be metal cladding with a slatted effect which sits comfortably in the surrounding accepting area. They are set below the ridge line and appropriately above the eaves by approximately 5 tile courses and are considered consistent with the House Extension Design Guide. The internal height is approximately 2.26m and therefore not habitable. They do not lead to any additional overlooking or overshadowing of neighbouring dwellings and are therefore acceptable.

Re-modelling of fenestration to front elevation at ground floor

The remodelling of the fenestration at ground floor level has not materially affected the overall appearance of the dwelling in the context of the surrounding area and is sympathetic to the architectural design of the residential estate in general and is therefore acceptable.

Overall, the proposed development for retention is not overly injurious to the residential or visual amenities of the area.

Planning Note

The proposed development for retention has not included the garden room in the rear of the garden to the northern boundary of the site. The applicant should confirm the use including water connections if applicable by **Additional Information**.

Also, the ground floor extension includes a new access door which would not be acceptable as it effectively creates a separate dwelling. It is considered that the applicant should submit revised drawings omitting the additional front door by **Additional Information**. Additionally, the planning permission granted under SD16B/0335 was for a garage to the front and it appears that this was not built in compliance with the granted permission. There is no linkage between the first floor and second-floor areas also which would further indicate that this intended to be used as a separate dwelling and the applicant should create linkages between the existing house and the extension for retention by **Additional Information**. If the applicant intends for the extension to be used as a separate dwelling, it should be readvertised as such, and this should be sought by **Additional Information**.

Furthermore, the full extent of the remaining private open space to the rear of the property should be confirmed by Additional Information. The applicant also appears to have widened the entrance greater than 3.5m without the benefit of planning permission which should also be confirmed by **Additional Information**.

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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 and the provision of Sustainable urban Drainage Systems (SuDS) should be attached in the event of a grant of permission. The proposed development appears to be located within an unacceptable distance of existing Irish Water infrastructure as per the Irish Water maps but given the ground floor was permitted under SD16B/0335 and ground works are completed, it is not considered to be assessable.

Roads

The Roads Department have no objections subject to conditions but given that the site layout did not reference the widened entrance, it is considered appropriate that **additional information** regarding this is sought.

Parks

The Parks Department have no concerns over the proposed development.

Green Infrastructure

The subject application provides for no increase in the footprint of the subject house on an established suburban residential site. The site appears to be located within a Primary GI Corridor 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) but 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 of the retention of a first-floor extension to side of a property; 2 dormer windows to rear and the re-modelling of fenestration to a front elevation at ground floor.

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

Planning Reference Number	SD22B/0468
Summary of permission granted & relevant notes:	Retention of Residential Extension 67sqm. Approximately 32sqm of the development for retention is habitable and the dormers are considered non-habitable.
Are any exemptions applicable?	No
If yes, please specify:	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.
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)	67
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	32
Total development contribution due	€ 3,343.68

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SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 67sqm

Land Type: Urban Consolidation.

Site Area: 0.0364Hectares.

Conclusion

The proposed development for retention is largely consistent with the policies and provisions of the South Dublin County Development Plan 2022 - 2028. Notwithstanding this, there are issues as highlighted throughout the report which should be confirmed by **Additional Information**.

Recommendation

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

1. The applicant should submit revised drawings including accurate site plans that include the width of the vehicular entrance, the total area of the private open space to the rear and the dimensions of the garden room. The applicant should also confirm the use of the garden room and if there is water and foul connections. Furthermore, the applicant should confirm that the widened vehicular entrance and garden room have the required planning permission.
2. The Planning Authority maintains concerns in relation to the potential use of the extension as a separate dwelling. Accordingly, the applicant is requested to make design alterations and submit revised plans including elevations, site plan, contiguous elevations and floor plans demonstrating the following:
 - i) Omission of the additional front door on the ground floor of the existing extension granted permission under SD16B/0335.
 - ii) The creation of linkages at first floor between the subject extension and the existing dwelling.

Finally, if the applicant intends on the extension for retention being used as a separate dwelling as appears from the plans submitted, they should readvertise the development to include same and demonstrate its compliance with the South Dublin County Development Plan 2022 - 2028 and the Quality Housing for Sustainable Communities Guidelines including appropriate rear amenity space.

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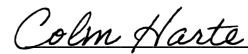
LOCATION: 84, Kiltipper Drive, Aylesbury, Tallaght, Dublin 24



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: 14/12/2022



Colm Harte,
Senior Executive Planner