

Comhairle Chontae Atha Cliath Theas

PR/1591/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0470 **Application Date:** 28-Oct-2022
Submission Type: New Application **Registration Date:** 28-Oct-2022

Correspondence Name and Address: Colm Duggan 6, Baggot Bridge Court, Pembroke Row, Dublin 2

Proposed Development: Demolition of existing garage and utility room to rear. Construction of new single storey flat roofed extension to the rear and South side with photovoltaic panels to the roof. New staircase enclosure with rooflight to the 1st floor front and side elevation. New porch to front entrance. Modifications to the existing window openings at ground floor front. External wall insulation to all existing walls. Various works to boundaries and landscaping.

Location: 18, Bancroft Grove, Dublin 24

Applicant Name: Eamon and Helen Prendergast

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.066 Hectares.

Site Description

The property is located on Bancroft Grove within close proximity to Bancroft Park. The surrounding area is predominantly residential in nature with similar architectural language throughout and a uniform building line. The dwelling is located on a corner site and is a two-storey, semi-detached unit with a hip-pitched roof and a separate side garage.

Proposal:

The development will consist of:

- Demolition of existing garage and utility room to rear.
- Construction of new single storey flat roofed extension to the rear and South side with photovoltaic panels to the roof.
- New staircase enclosure with rooflight to the 1st floor front and side elevation. New porch to front entrance.
- Modifications to the existing window openings at ground floor front.

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- External wall insulation to all existing walls.
- Various works to boundaries and landscaping.
- Total area of works 45.9sqm.

Zoning:

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

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

Roads Department – No objections.

Parks Department – Grant with conditions.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property:

P/256/77 – **Permission Granted** for garage and utility room.

Adjacent sites:

SD21B/0300 - 24, Bancroft Grove, Dublin 24 – **Permission Granted** for garage conversion; single storey rear extension; 2 'Velux' rooflights to the rear roof slope and all associated site works.

SD16B/0251 - 9, Bancroft Grove, Dublin 24 – **Permission Granted** for first floor side extension with pitched roof over to front & partial flat roof to rear.

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

Zoning and Council Policy

A development comprising of the demolition of an existing garage and utility room to rear, construction of a new single storey flat roofed extension to the rear and side with photovoltaic panels to the roof, a new staircase enclosure with rooflight to the 1st floor front and side elevation, a new porch to front entrance, modifications to window openings at ground floor front and external wall insulation 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

Residential

The proposed development includes the demolition of the existing garage to the southern elevation (side) of the existing property and separate utility room to the rear to be replaced with a new flat roofed side extension to the side and rear. The ridge height of the proposed front and side extension raises from 3.6m to 3.8m. Given that the dwelling is located on a corner site and the distance to any neighbouring dwellings, the proposed development would not lead to any overshadowing or overlooking and is therefore acceptable. The remaining private open space is relatively unchanged

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which is also acceptable and overall, **the proposed development would not be injurious to the residential amenity of the area.**

Visual

The proposed development requires three differing roof/ parapet heights and roof treatments including, flat roofed, flat roof with parapet and a mono-pitch which would be visually jarring and not consistent with the established architectural language of the area. The roof with the parapet to the front of the dwelling should either be maintained throughout the extension or removed to be inline with the flat roofed extension, accordingly revised plans should be sought by **Additional Information.**

Furthermore, the mono-pitch roof in general terms does not match the angle of the existing hip roof which is visually incongruous, and the applicant should be afforded the opportunity to address this or remove it entirely as part of the **Additional Information** request.

The proposed change in façade treatment for the entire dwelling from pebble-dash to smooth render is also out of character for the area and the applicant should retain the pebble-dash for the main existing dwelling once the external insulation is in place. Contemporary design is welcomed but it should complement the features of the existing dwelling as well as the surrounding properties which retail a uniformed pebble dash finish.

The proposed development is generally acceptable, but the applicant should address the issues as highlighted via Additional Information.

Drainage

No report was received from Water Services or Irish Water at the time of writing. Information regarding the appropriate treatment of surface water and the provision of Sustainable urban Drainage Systems (SuDS) should be sought by Additional Information. The proposed development may be located within an unacceptable distance of existing Irish Water infrastructure as per the Irish Water maps and the applicant should confirm that the proposed development would be located within an acceptable distance by **Additional Information.**

Roads

The Roads Department have no objections which is appropriate as there does not appear to be changes to the access arrangements as a result of the proposed development.

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Parks

The Parks Department have no concerns over the proposed development, but **conditions** should apply, and the following report was received:

1. 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*

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

2. Protection of Street Trees in Grass Margins

*The applicant is to ensure the protection of the existing street trees to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. **NCBH11 Objective 3***

Condition 1 is onerous given the nature of the proposed development and conditions regarding SuDS and the protection of existing trees would be appropriate, but this should be sought as Additional Information.

Condition 2 would be appropriate in the event of a grant of permission.

Green Infrastructure

The subject application provides for a 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 or Secondary 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) and given the

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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 demolition of an existing garage and utility room to rear, construction of a new single storey flat roofed extension to the rear and side with photovoltaic panels to the roof, a new staircase enclosure with rooflight to the 1st floor front and side elevation, a new porch to front entrance, modifications to window openings at ground floor front and external wall insulation.

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 (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.

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Development Contributions

Planning Reference Number	SD22B/0470
Summary of permission granted & relevant notes:	Residential Extension 45.9sqm. Previous extension non-habitable, prior to exempted development provisions.
Are any exemptions applicable?	Yes
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)	45.9
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	5.9
Total development contribution due	€ 616.49

SEA Monitoring Information

Building Use Type Proposed:

Floor Area:

45.9sqm

Land Type:

Urban Consolidation.

Site Area:

0.066Hectares.

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Conclusion

The proposed development 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 addressed by **Additional Information**.

Recommendation

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

1. The Planning Authority maintains concerns in relation to some of the design elements proposed by the applicant. 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:
 - a) Maintain one roof treatment and ridge height for the front, side and rear extension.
 - b) The angle of the mono-pitch roof should match that of the hip of the existing roof .
 - c) The main dwelling should retain a pebble dashed finish.
2. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Rain Gardens ,
 - Soakaways
 - Planter boxes with overflow connection to the public surface water sewer
 - Grasscrete
 - Green Roofs,
 - Swales
 - Permeable Paving
 - Channel Rills
 - Planter Boxes water butts
 - Other such SuDS

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The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

3. The applicant should submit a boundary treatment plan indicating that the existing mature trees are maintained and include an appropriate replanting schedule utilising indigenous species.

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REG. REF. SD22B/0470

LOCATION: 18, Bancroft Grove, 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