

Comhairle Chontae Atha Cliath Theas

PR/0012/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0482 **Application Date:** 03-Nov-2022
Submission Type: New Application **Registration Date:** 03-Nov-2022
Correspondence Name and Address: Aidan Coney, Darcon Architectural 23, Tobin Park,
Cookstown, Co. Tyrone
Proposed Development: 2 storey extension to side of dwelling and 2 storey
extension to rear of dwelling. Single storey garage in
rear garden. Internal alterations to be carried out.
Location: 100, Saint Maelruan's Park, Dublin 24
Applicant Name: Aidan Brown
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Not Stated.

Site Description

The property is located on Saint Maelruans Park off the R113 within close proximity to the N81 and Sean Walsh Memorial Park to the north. The subject property is a two-storey end of terrace dwelling with a pitched roof. The area is characterized by units of similar architectural style with a relatively uniform building line.

Proposal:

The development will consist of:

- 2 storey extension to side of dwelling.
- 2 storey extension to rear of dwelling.
- Single storey garage in rear garden.
- Total area of works 61sqm.

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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.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

2 submissions were received which can be summarised as follows:

- 4 windows on the proposed side elevation overlooking No. 99.
- Two first floor windows overlooking No.99 will also illuminate the kitchen/dining room through a velux window.
- The double height rear extension will drastically reduce the amount of natural light for No.99 which will have unacceptable knock on effects.
- The applicant is looking to build their double height rear extension up to the boundary with the adjoining dwelling which is out of character for the area.
- The development would have a negative effect on the quality of life of occupant at No.99 and on the property values.
- Some natural light blocked into No. 98.

The submissions received have been reflected in this report.

Relevant Planning History

Subject Property:

SD08B/0478 – **Permission Granted** for single storey extension to side and rear of existing dwelling.

Adjacent sites:

SD13B/0083 - 101 St. Maelruans Park, Tallaght, Dublin 24 – **Permission Granted** for front porch and replacement of two ground floor windows at front of house with one single window; two storey extension at side and rear and single storey extension at rear.

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SD06B/0922 - 175, Saint Maelruan's Park, Dublin 24 – **Permission Granted** for construction of a 2 storey extension to side of existing house incorporating a garage at ground floor level with a canopy at front, a first floor single storey extension over with a single storey extension to rear of the existing rear extension and all ancillary site works.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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 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.

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.

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.

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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.

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
- Planning Note
- Residential and Visual Amenity
- Drainage
- Roads
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Council Policy

A development comprising of a two storey side extension and two storey rear extension with a detached rear store 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.

Planning Note

The applicant has not included the front extension in the advertisements for the proposed development including canopy over the northernmost part of the eastern elevation. This is not considered so significant as to require readvertisement on this occasion. The applicant has also not indicated the site area as part of the application. Furthermore, the existing and proposed site layout plans are not submitted in the scale as indicated. The applicant should resubmit the site layout plans in the correct scale and confirm the area of the site by **Additional Information**.

Residential and Visual Amenity

2 Storey Side Extension

The proposed two storey side extension would extend the width of the dwelling by approximately 3.3m leaving a gap to the adjacent property to the south boundary wall of approximately 1m. There are no windows on the southern gable elevation of the side extension which is appropriate. It should be noted that part of the side extension is a single storey flat roofed development with a parapet with a ridge height of approximately 3.1m. The proposed side extension follows the ridgeline of the existing roof which is visually appropriate and would not injure the residential amenities of the area. The front extension extends an average width of approximately 6m with a depth of 1m and turns to a canopy for a width of 3m roughly all with a monopitched roof which is similar to other developments in the vicinity. It should be noted that this development requires the demolition of the existing half hipped rear extension of 16sqm. **Overall, the proposed side and front extensions are acceptable subject to conditions.**

2 Storey Rear Extension

The proposed rear extension extends a depth of 5.4m from the rear wall of the existing dwelling with a stated ridge height of 6.55m which sits below the ridge of the existing roof at a perpendicular angle. The southern elevation of the proposed rear extension has two windows at ground floor level which are acceptable. There are a further two windows at first floor level, one of which leads on to a landing area which should be obscured and a further one that leads on to a bedroom which should be removed as this would lead to an unacceptable level of overlooking of the neighbouring dwelling to the south and there is sufficient natural light from the further two windows on the western elevation and a drawing demonstrating this should be sought by **Additional Information**.

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The proposed rear extension extends almost to the boundary of the attached dwelling to the north and given the ridge height, would result in an unacceptable level of enclosure and overbearing impact. It is considered that a revised design should be sought by **Additional Information**. The applicant should give attention to the South Dublin County Council House Extension Design Guide and consider reducing the depth of the 1st floor of the rear extension to mitigate the potential for overshadowing with the potential for extending out over the single storey side extension. **Revised drawings demonstrating any proposed changes should be sought by Additional Information.**

Single Storey Garage in Rear

The proposed rear garage and store extends the entire width of the rear garden and would have a ridge height of approximately 4.5m which is excessive in the site context and the applicant should reduce this to a maximum of 3.5m and this should be demonstrated through revised drawings sought by **Additional Information**. The area totals over 60sqm and a condition restricting the connection of water should be attached in the event of a grant of permission to discourage this unit from being used as a separate habitable dwelling.

Drainage

No report was received from Irish Water or Surface Water Drainage at the time of writing. Notwithstanding this, there are a number of issues that require Additional Information. It appears from the drawings provided that the development would be built within an unacceptable distance of Irish Water Infrastructure (3m) and the applicant should be requested to confirm the distances and to submit a drawing showing the setback distance from the foundation of proposed development to the adjacent Irish Water Infrastructure via Additional Information. Furthermore, the applicant has not indicated any Sustainable Urban Drainage Systems for the proposed development which should be sought by **Additional Information** also.

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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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 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 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 rear extension, construction of a part two storey and part single storey side extension, single storey front extension and a two storey 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.

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/0482
Summary of permission granted & relevant notes:	Residential Extension 61sqm. Demolition of 16sqm existing rear extension.
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:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
Area of Development (m2)	61
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	21
Total development contribution due	€2,501.10

SEA Monitoring Information

Building Use Type Proposed:

Floor Area:

61sqm

Land Type:

Urban Consolidation.

Site Area:

TBC.

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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) Reduce the depth of the 1st floor to a maximum of 3 meters (when measured from the rear of the existing dwelling) so as to reduce the unwanted sense of enclosure for the occupant of attached dwelling (Number 99).
 - b) Remove the side facing windows at first floor of the rear extension .
 - c) Reduce the ridge height of the rear garage to maximum of 3.5m.
2. The Planning Authority has concerns regarding the proximity of the works in relation to existing Irish Water Infrastructure. The applicant should therefore confirm the distances to Irish Water Infrastructure (min distance of 3m) and to submit a drawing showing the setback distance from the foundations of proposed development to the adjacent Irish Water Infrastructure.
3. 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

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- Planter Boxes water butts
- Other such SuDS

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

4. The site plan provided is not to scale and the applicant should submit a new site plan that is to scale. Furthermore, the applicant has not confirmed the site area and this should be confirmed also.


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REG. REF. SD22B/0482

LOCATION: 100, Saint Maelruan's Park, Dublin 24



Neal Murphy
Executive 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: 09/01/2023


Colm Harte,
Senior Executive Planner