

Comhairle Chontae Atha Cliath Theas

PR/0075/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0441 **Application Date:** 18-Nov-2022
Submission Type: New Application **Registration Date:** 18-Nov-2022
Correspondence Name and Address: A1 Architects The Avila, 125, Drimnagh Road,
Walkinstown, Dublin 12
Proposed Development: Retention for modifications to previously approved
two storey with attic detached house Ref.
SD12A/0139 to include minor variations to external
envelope and internal layout; Raised eave level of
main roof; Additional roof lights; omission of
chimney and all associated site development works.
Location: 9A, Templeville Avenue, Templeogue, Dublin 6W
Applicant Name: Mark Hughes & Emer Devery
Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: 0.035 hectares.

Site Visited: 16/01/2023.

Site Description

The site is located at the junction of Templeville Avenue and Templeville Drive. The area is residential, comprising dwellings of similar form and design. The corner site includes a two-storey detached dwelling with a flat roofed single-storey living room/ kitchen dining room attached to its south side. The dwelling was originally a new house in a side garden from the adjacent dwelling to the north at No. 9 Templeville Avenue.

Proposal:

The proposal consists of *Retention* for the following:

- **Modifications to previously approved** two storey with attic detached house Ref. SD12A/0139 to include:
 - Minor variations to external envelope and internal layout;
 - Raised eave level of main roof;
 - Additional roof lights;
 - omission of chimney and all associated site development works.

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Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

Consultations

<i>Surface Water Drainage</i> –	No report received.
<i>Irish Water</i> –	No report received.
<i>Roads</i>	No objections.
<i>Parks</i>	No objections.

SEA Sensitivity Screening - No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations:

None recorded.

Relevant Planning History:

SD12A/0139 permission **Granted** for the construction of a detached 2 storey 3 bedroom dwelling (stated floor area is 175sq.m.)

- Provision of a vehicular entrance serving the proposed dwelling.
- Provision of 2 no. car parking space to the front of the proposed dwelling.

Relevant Enforcement History:

None recorded.

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

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.

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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

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

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Chapter 4 Green Infrastructure

Policy GI1 Overarching

GI1 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;
- 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

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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).

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.

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Zoning and Council Policy

The development comprising of a amendments to 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 and subject to its accordance with the relevant provisions in the County Development Plan with specific reference to Section 11.3.2 (i) Infill Sites and (iii) Backland Development.

Previous Application.

As stated previously granted SD12A/0139 for the construction of a detached 2 storey 3 bedroom dwelling (stated floor area is 175sq.m.)

- Provision of a vehicular entrance serving the proposed dwelling.
- Provision of 2 no. car parking space to the front of the proposed dwelling.

Modifications from previous previously granted SD12A/0139 are:

- Minor variations to external envelope and internal layout;
 - Raised eave level of main roof;
 - Additional roof lights;
 - omission of chimney and all associated site development works.

Summary of changes to the minor variations to external envelope **ground floor include the following:**

- Revised glass screen on the rear southwest corner of the building at ground floor.
- Replacement of previously approved window with a door to the southern side of the property at ground floor into the Family room.
- Stone cladding to the front (eastern) side of the building at the ground floor entrance of property.

The replacement of the window to the southern side of the property with a door on the ground floor broadly matches the fenestration of the previously granted dwelling under SD12A/0139. In addition, the modification of a glass screen to the rear southwest corner and stone cladding to the front (eastern) side of the building at the entrance of the property is consistent with the current South Dublin County Council Development Plan 2022-2028. Therefore, it would not negatively impact the visual amenities of the area.

Summary of changes to the main **roof include the following:**

- Raised eave level of main roof;
- Additional roof lights;
- omission of chimney and all associated site development works.

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The raised ridge height of the roof from 8.26m to a stated 8.31m with 0.05m height difference, coinciding with the change in eaves level from 5.34m to a stated 5.42m with 0.08m height difference, is considered in this instant acceptable at this corner site location with the ample distance from adjacent dwellings to the north, west and south of the site. Additionally, by reason of its contemporary design and how it matches the materials and the slope of the surrounding dwellings and the existing dwelling to the north of No.9 Templeville Drive, the additional four roof lights to the north, south, east and west of the roof slope with the omission of the chimney from the previously granted roof design, are not considered to be visually prominent or to create a negative impact to the visual amenities of the area and are acceptable in this instant.

Summary of internal changes to the main **attic** include the following:

Internal layout modifications from a relatively large store/ study under SD12A/0139 to a divided loft with wc and study area with two smaller storage areas. The internal changes are considered modest and acceptable; the roof is noted at an internal 2.35m height. A **note** should be attached stating that in order to use the attic for habitable space, it must comply with the Building Regulations.

A visual imbalance would not result from the overall original granted proposal under SD12A/0139 with minor modifications to the original design. Thus, the above modifications to the external ground floor, roof and internal attic are considered, subject to conditions, to comply with the design guidelines for dormer extensions as set out in the '*House Extension Design Guide*' in the current South Dublin County Council Development Plan 2022-2028 and would not have a negative impact on the visual amenities of the area. Therefore, a grant of permission is recommended.

Green Infrastructure

The subject application provides for external ground floor, roof and internal attic amendment and none to the footprint of the subject house on an established suburban residential site. The site boundary is not located within a Primary GI Corridor or 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

As outlined in previously granted Parent Permission SD12A/0139, the drainage requirements were addressed. Having regard to the extent of private amenity grassland retained, the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage, and enhance the GI resources on the subject site. As such, the proposal for retention is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

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Services & Drainage

Regarding surface water drainage and flood risk, the Water Services have not submitted a report, however it is deemed that standard SUD's conditions can be obtained by **condition**.

Irish Water have not submitted a report however, a w/c has been indicated in the attic proposal for retention on the submitted plans and therefore standard conditions are required.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development for retention is located within an established residential area and comprises of a minor window, internal attic with roof amendment.

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 for retention. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Modifications to the external ground floor door, roof and internal attic from previously granted Parent Permission SD12A/0139.

- Development Contributions are NIL.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development for retention would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area. It is considered

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that the proposed for retention in this instance, would be generally in compliance with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within 6 months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Parent Permission
All conditions attached to the permission granted under Reg. Ref. SD12A/0139 to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the parent permission.
3. The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.
REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER

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MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

4. Drainage - Irish Water.
 - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
- REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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REG. REF. SD22A/0441

LOCATION: 9A, Templeville Avenue, Templeogue, Dublin 6W



Deirdre Kirwan
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 23/01/23



Gormla O'Corrain,
Senior Planner