

Comhairle Chontae Atha Cliath Theas

PR/0136/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0528 **Application Date:** 14-Dec-2022
Submission Type: New Application **Registration Date:** 14-Dec-2022

Correspondence Name and Address: ONOR Design Carricknabrick House, Loughduff, Co Cavan, H12 VY66

Proposed Development: Extension and alterations to existing dwelling to include at ground floor; Sitting room, utility room, toilet and extension to dining area; At first floor, additional staircase, master ensuite bedroom with walk-in wardrobe and extend bathroom; At attic level, open plan storage area; Widen existing front entrance with additional pier, with connection to existing services and all associated site works.

Location: 43, Pineview Rise, Dublin 24

Applicant Name: Seamus & Deirdre O'Dwyer

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0356 hectares.

Site Description:

The application site comprises an end of cul-de-sac site on Pineview Rise containing a two-storey, semi-detached dwelling. The southern boundary of the site abuts Dale Park Road, while the west (front) elevation faces onto Pineview Rise, a cul-de-sac of similar dwellings. The surrounding area is residential in nature.

Proposal:

Permission is sought for the following, per the site notice:

- Extension and alterations to existing dwelling to include:
 - At ground floor; sitting room, utility room, toilet, and extension to dining area.
 - At first floor; additional staircase, master ensuite bedroom with walk-in wardrobe, and extend bathroom.
 - At attic level; open plan storage area
- Widen existing front entrance with additional pier.
- All associated site works.

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It is noted from floor plans and elevations that a significantly sized dormer extension is proposed on the rear roof slope. While not expressly stated on the site notice, it is considered these works would be covered by the description of extension and associated site works. These works have therefore been considered as part of the assessment of this application.

Zoning:

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'*

Consultations:

Roads:

Additional information recommended

Water Services:

No report received.

Irish Water:

No report received.

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

Submissions/Observations /Representations

Submission expiry date – 26 January 2023

No submissions or observations were received.

Relevant Planning History

None recorded for subject site.

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 4 Green Infrastructure

Section 4.1 Methodology

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.

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Section 4.2.1 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.

Section 4.2.2 Sustainable Water Management

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.

Section 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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines)

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 12.6.8 Residential Consolidation

Section 12.7.6 Car Parking Design and Layout

Widening of Driveways to Accommodate In-Curtilage Parking

Proposals to widen driveways to accommodate in-curtilage parking will be considered having regard to the following:

- A width of 3.5m between gate pillars shall not normally be exceeded. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces;*
- Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted and where permitted must be mitigated;*

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→ *Where a hard surface is proposed to accommodate parking in a front garden area, permeable paving shall be used, in the interest of sustainable drainage.*

Relevant Government Guidelines

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

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

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Sustainable Movement
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'* Residential development is permitted in principle under this zoning category.

Residential and Visual Amenity

Two- Storey Side Extension

There is an existing single storey shed like structure on the southern elevation of the property. This is not included on drawings and isn't mentioned in the notice, however, clearly does not provide habitable accommodation and this is not considered to be a material omission.

A two-storey side extension would be constructed, extending from the primary front building line by approximately 6m. The extension would be the full depth of the existing dwelling, approximately 8.7m. A pitched roof would extend from the main ridgeline of the existing dwelling,

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consistent with the character of the surrounding area. The area of the extension would be approximately 10 sq.m. This does not appear to have been included in the proposed figure on the application form but would form part of the consideration of development contribution calculations.

At ground floor level a sitting room, with a large window on the front elevation matching existing fenestration, a wc with window on the south elevation and a utility room with a door on the rear elevation would be provided. An extension to the rear dining area to provide open plan living accommodation would also be facilitated. At first floor level a large master bedroom suite would be provided with a bedroom, walk-in-wardrobe and en-suite bathroom provided, as well as an extension to the existing bathroom and a staircase providing access to the attic level. Windows would be placed on the front, side and rear elevation, matching existing fenestration. Materials would be pebbledash, to match the existing dwelling. A distance of approximately 1m would be maintained to the southern boundary wall, onto Dalepark Road.

In total, the extension would provide an additional 78 sq.m habitable accommodation. The extension would align with the existing, consistent, building line of the main dwelling and other dwellings along Pineview Rise. While the extension would be large, there are no neighbouring properties to the south that would be significantly impacted by the works, as the boundary abuts a road, with a separation distance of approximately 30m to the nearest dwelling on Dalepark Road, a single storey, semi-detached house. On this basis, it is not considered that the extension would give rise to issues of overshadowing, loss of daylight or privacy. In addition, it is not considered that the extension would be overbearing or out of character with the area, given the scale and design are sympathetic to the proportions of the existing dwelling. While there is no planning history relating to the site, it is noted that the property to the rear of the application site comprises a house of similar proportions.

On the basis of the above, the two-storey side extension is considered acceptable.

Single Storey Rear Extension

A shallow sloping pitched roof rear extension would be constructed along the northern site boundary, appearing to replace an existing sunroom at this location. The rear extension would provide an extension to the kitchen, protruding 3.258m from the rear building line, with a width of approximately 4m. Windows would be located on the east and south elevations, with a pebbledash finish.

It is noted that the adjoining property to the north has constructed a rear extension, of a similar depth along the shared boundary. On this basis, it is noted considered that the works would have a negative impact on the neighbouring property and is therefore acceptable.

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It is noted that there are some discrepancies relating to the provision of windows or doors on the rear elevation however, as the works relate solely to access to private rear amenity space, these are not considered material.

Attic Works

Works to the attic and roof are proposed to provide for an enlarged storage area with what appears to have been designed as a dormer type extension. This flat roof, rear roof extension would extend vertically from the rear elevation, with no eaves setback, and would extend directly from the ridgeline of the existing roof. The extension would extend the full width of the property, giving the appearance of flat roof second floor extension. This would not be acceptable, in particular given its prominent location with the works visible from the public domain.

The applicant should be requested to revise the proposals by **further information** as follows:

- The extension must read as being a dormer and shall be setback from the eaves by a minimum of 3 tile courses so as not to be viewed as an extension of the rear building line.
- The extension provided shall be separated into at least two distinct dormers, so as not to give the impression of a flat roof rear roof extension.

There is a separation distance of approximately 30m between the subject house and properties to the east. In this regard, it is not considered that there would be significant issues of overlooking or loss of privacy if works to the roof were to be completed.

The applicant should note that for any attic works to be considered habitable, all building regulations must be complied with.

Driveway Widening

The applicant is proposing to widen the existing driveway to 4m. The applicant has not provided a justification for this widening.

Under Section 12.7.8 of the Development Plan, it is stated that 'a width of 3.5m between gate pillars shall not normally be exceeded. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces.' The site is located at the end of a cul-de-sac, an area where cars are able to turn given a turning head. A pedestrian entrance is located onto Dalepark Road. The extension of the driveway to 4m is considered likely to create a traffic hazard, allowing for faster vehicle movements at this sensitive location. The existing driveway appears to be approximately 2.6m in width. By condition, an extension to the width of the driveway should be permitted but **conditioned** to no more than 3.5m. This is to ensure safety and compliance with the objectives of the Development Plan.

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Sustainable Movement

The Roads Department have reviewed the application and have recommended **additional information** is sought as follows:

The applicant to provide a revised layout of not less than 1:200 scale showing the distance from the front extension of the proposed building to the boundary of no less than 6m.

It is not considered necessary to require the applicant to provide a revised layout as, measured from drawings provided, the applicant would maintain a driveway in excess of 6m length in front of the proposed side extension. It is not clear from the drawings submitted any landscaping proposals, or additional driveway surfacing that is intended with the works. This should be requested by **condition**, with any additional surfacing required to be permeable paving.

In the event of a grant, the Roads Department recommends the following **conditions**:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. Any gates shall open inwards and not out over the public domain.*
- 3. 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.*

Conditions 1 and 2 are considered appropriate, as well as standard **conditions** relating to boundary wall heights and any additional external works to the roadway being at the applicant's expense. **Condition** 3 could not be enforced and should be excluded.

Green Infrastructure

The site appears to be located within the Dodder River Primary GI Corridor, as per Figure 4.4 of the Development Plan.

The site currently has a front driveway that appears to be concreted, with a small area of grass. There are existing structures that would be replaced as part of the works, with minimal works proposed over grassed or otherwise vegetated ground. While the floor area of the dwelling would increase significantly, the ground floorplate would not and therefore it is not considered that there would be significant impacts to the green infrastructure network. As stated previously, a **condition** should be included requiring any additional works to the front driveway to be permeable paving, to improve surface water drainage at the site. In addition, a **condition** should be included requiring the applicant to consider additional SuDS and improved landscaping for the site.

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Water Supply and Wastewater

Irish Water have not provided a response to this application. From a review of Irish Water maps it appears that there is no infrastructure in the area that would be impacted by the proposed works. This is considered acceptable.

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 a serviced area and relates to the provision of residential extensions.

Having regard to:

- the scale and nature of the development,
- the location of the development, and
- the consequent distance from the site to qualifying European sites,

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 nature of the proposed 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.

Other Considerations

Development Contributions

No existing extensions retained – it is noted the sun room is being replaced and no contribution would have previously been paid for this extension.

Proposed Extensions: 153 sq.m including run room and non-habitable attic.
 88 sq.m excluding non-habitable attic.

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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)*	88
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	48
Total development contribution due	€5,716.80

*It appears the converted attic space would not be habitable and therefore financial contributions are not levied on related floorspace.

SEA Monitoring Information

Building Use Type Proposed:	Residential Extension
Floor Area:	153 sq.m
Land Type:	Urban Consolidation
Site Area:	0.0356 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that revisions are required to the proposed rear dormer and should be south through a request for **further information**.

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Recommendation

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

1. The rear dormer as currently designed is excessive in scale, would be overbearing and is contrary to the recommendations of the House Extension Design Guide. The applicant is requested to provide revised plans (including a roof plan), sections and elevations as follows:
 - The dormer must not extend from the rear building line of the existing dwelling. The dormer shall be setback from the eaves by a minimum of 3 tile courses.
 - The dormer, as designed, is overbearing and would give the impression of a flat roof when viewed from the public realm. The dormer shall be separated into two distinct dormers, or the middle section of the dormer shall be inset so as to give such an impression.
 - The dormer shall be inset from the side elevation and boundary with the adjoining property sufficiently to give the impression of a dormer and not an extended second storey.

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**REG. REF. SD22B/0528
LOCATION: 43, Pineview Rise, Dublin 24**



**Aoife O'Connor Massingham,
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: 07/02/2023



**Jim Johnston,
Senior Executive Planner**