

Comhairle Chontae Atha Cliath Theas

PR/0214/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SDZ22A/0015 **Application Date:** 18-Nov-2022
Submission Type: Additional **Registration Date:** 01-Feb-2023
Information

Correspondence Name and Address: Mathew Karuvelil Gheeverughese 12, Shackleton Square, Lucan, Co. Dublin

Proposed Development: Construction of a single storey garden building, incorporating a gym / playroom and office to the rear of an existing two storey end of terrace dwelling, plus all associated site works within a Strategic Development Zone.

Location: 12, Shackleton Square, Lucan, Co. Dublin

Applicant Name: Mathew Karuvelil Gheeverughese

Application Type: SDZ Application

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0209 Hectares on the application form.

Site Visit: 21st of December 2022.

Site Description

The subject site is located on Shackleton Square in Doddsborough. The site consists of a two storey end of terrace dwelling. The surrounding area is characterised by housing of a similar form and character. The site is located within the Tobermaclugg Development Area No. 4 of the Adamstown Strategic Development Zone (SDZ).

Proposal

Permission for the construction of a single storey garden building, incorporating a gym / playroom and office to the rear of an existing two storey end of terrace dwelling, plus all associated site works within a Strategic Development Zone.

Zoning

The subject site is zoned 'SDZ': *'To provide for strategic development in accordance with approved planning schemes'* under the South Dublin County Development Plan 2022-2028.

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Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No objections.
Public Realm	No comments/conditions to add.

SEA Sensitivity Screening – the site overlaps with aviation layers.

Submissions/Observations /Representations

No third party submissions received.

Relevant Planning History

Subject site

SDZ18A/0002

Permission for development of 268 dwellings. **Permission granted.**

Relevant conditions:

17. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development described in Classes 1 or 3 of Schedule 2 to those Regulations shall take place within the curtilage of the houses without a prior grant of permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwellings.

Relevant Enforcement History

None identified.

Pre-Planning Consultation

None identified.

Relevant Policy in South Dublin County Council Development Plan 2022 – 2028

Policy CS1: Strategic Development Areas

Prioritise housing and employment growth within the identified residential and employment growth areas set out under the Metropolitan Area Strategic Plan.

Policy CS7: Consolidation Areas within the Dublin City and Suburbs Settlement

CS7 Objective 4:

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To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable, and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy QDP15: Strategic Development Zones (SDZS)

Continue to implement the approved Planning Schemes for Adamstown and Clonburris SDZs.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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).

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 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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12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

Adamstown Strategic Development Zone Planning Scheme 2014 (amended 2020)

2.0 Proposals for Development

2.3 (x) Building Language and Finishes

2.3(xii) Private Amenity Space

2.6(ii) Green Infrastructure

3.0 Development and Amenity Areas

Development Area 4 Tobermaclugg Village

4.0 Phasing and Implementation

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow, or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage 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, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

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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 relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is located within the Adamstown SDZ, which is subject to zoning objective 'SDZ': *'To provide for strategic development in accordance with approved planning schemes'* under the County Development Plan.

Under the Adamstown SDZ Planning Scheme 'Residential' development is Permitted in Principle within 'Development Areas.' The site is located within the Tobermaclugg Village Development Area No. 4 and consists of an existing dwelling. The proposed development is for a single storey garden building ancillary to the main residential use. It is therefore considered to be generally in compliance with the SDZ Planning Scheme.

Structures ancillary to the main residential use within the SDZ are assessed against the relevant provisions of the Adamstown SDZ Planning Scheme, South Dublin County Council House Extension Design Guide (2010), and South Dublin County Development Plan 2022-2028.

Visual and Residential Amenity

The proposed development involves the construction of a detached garden building to the rear of the existing dwelling onsite. The building would be approx. 28.5sq.m in size internally, measuring approx. 6.1m by 5.9m externally. The structure would have a pitched roof with an overall roof ridge height of approx. 3.9m.

The submitted floor plan shows that the structure would consist of a gym/play room, office and bathroom. However, the outbuilding is intended for ancillary use. Its use should therefore only be incidental to the existing dwelling and not used as a separate living dwelling. The services

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connection including the w.c. should therefore be omitted from the structure. **Revised drawings should be submitted by way of additional information.**

The structure can be retained for ancillary use only and should not be used for habitation or any other purpose. A separate condition should to this effect should be attached in the event of a grant of permission.

A full set of elevational drawings showing all elevations of the proposed structure have not been submitted. Only the front and side (south) elevations have been submitted. It is also considered, in relation to impact on residential amenity, that contiguous elevational drawings should be submitted showing the structure in relation to adjoining residential properties. Especially given that there appears to be a difference in site levels with the adjoining properties located to the north of the subject site.

The submitted site layout plan and other relevant plans do not show the levels of the site and proposed structure as required under the Planning and Development Regulations 2001, as amended. The adjoining sites facing Shackleton Drive, located to the north of the subject site, appear to be at a different site level to the subject site.

In the absence of sufficient drawings and detail in relation to the impact on the adjoining residential properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development will not adversely impact on residential amenity and/or the visual amenity of the area. A full suite of elevational drawings, contiguous elevational drawings showing the structure in relation to adjoining residential properties, and a revised site layout plan, and other relevant plans, with site levels should be requested by way of **additional information.**

The external materials and finishes of the proposed structure would be a smooth render finish to selected Ral colour to match existing finishes. The new roof tiles would match the existing dwelling. The materials and finishes are considered to be visually acceptable.

The remaining rear amenity space would be approx. 43sq.m. This is considered sufficient to cater to the dwelling onsite.

Access and Parking

The Roads Department have reviewed the proposed development and have no objections. No changes are proposed to the access and parking.

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Infrastructure and Environmental Services

No reports have been received from Water Services or Irish Water. Standard conditions should apply in the event of a grant of permission.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a single storey garden building.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028, South Dublin County Council House Extension Design Guide (2010), and Adamstown Strategic Development Zone Planning Scheme 2014 (amended 2020),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Additional Information.

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Additional Information

Additional Information was requested on the 23rd of January 2023.

Additional Information was received on the 1st of February 2023 (not deemed significant).

Assessment

Item 1 Requested

The submitted floor plan shows that the structure would consist of a gym/play room, office, and bathroom. However, the outbuilding is intended for ancillary use. Its use should therefore only be incidental to the existing dwelling and not used as a separate living dwelling. The services connection including the w.c. should therefore be omitted from the structure. Revised drawings should be submitted by way of additional information.

Applicant's Response:

The applicant has submitted revised drawings showing the services connection and w.c. omitted from the structure.

Assessment:

It is therefore considered that this item has been satisfactorily addressed.

Item 2 Requested

A full set of elevational drawings showing all elevations of the proposed structure have not been submitted. Only the front and side (south) elevations have been submitted. It is also considered, in relation to impact on residential amenity, that contiguous elevational drawings should be submitted showing the structure in relation to adjoining residential properties. Especially given that there appears to be a difference in site levels with the adjoining properties located to the north of the subject site.

The submitted site layout plan and other relevant plans do not show the levels of the site and proposed structure as required under the Planning and Development Regulations 2001, as amended. The adjoining sites facing Shackleton Drive, located to the north of the subject site, appear to be at a different site level to the subject site.

In the absence of sufficient drawings and detail in relation to the impact on the adjoining residential properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development will not adversely impact on residential amenity and/or the visual amenity of the area. A full suite of elevational drawings, contiguous elevational drawings showing the structure in relation to adjoining residential properties, and a revised site layout plan, and other relevant plans, with site levels are requested by way of additional information.

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Applicant's Response:

The applicant has submitted a full set of revised drawings and elevational and contiguous elevations drawings showing the proposed structure. The applicant notes that there was an error in terms of the north arrow and labelling of the drawings which has been rectified in the revised drawings.

Assessment:

The proposed drawings show that the structure would be approx. 2.55m at eaves height and approx. 3.9m at roof ridge height. Given the proximity, scale and height of the structure, the Planning Authority would be concerned with the impact on adjoining residential properties.

The structure would be highly visible from the adjoining properties. The structure would have an unacceptable visual and overbearing impacts on No. 3 Shackleton Wood, No. 13 Shackleton Square, and particularly No. 40 Shackleton Drive due the differences in levels.

The applicant should consider reducing the scale and/or height of the building to help address this. The applicant might also consider providing a flat roof, if appropriate, to reduce the scale of the building. **This should be addressed by way of clarification of additional information.**

Conclusion

Given the proximity, scale and height of the proposed structure, the Planning Authority would be concerned with the impact on adjoining residential properties. The applicant should be requested to submit a revised proposal by way of **Clarification of Additional Information.**

Recommendation

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

1. The drawings submitted in response to Additional Information Item 2 provide more detail on the impact of the proposed structure on neighbouring residential properties. Given the proximity, scale and height of the proposed structure, the Planning Authority would be concerned with the impact on adjoining residential properties. The structure would be highly visible from the adjoining properties. The structure would have an unacceptable visual and overbearing impacts on No. 3 Shackleton Wood, No. 13 Shackleton Square, and particularly No. 40 Shackleton Drive due the differences in levels. The applicant is requested to submit a revised proposed development reducing the scale and/or height of the building to help address these concerns. The applicant might also consider providing a flat roof, if appropriate, to reduce the scale of the building. A full set of revised proposed drawings should be submitted.

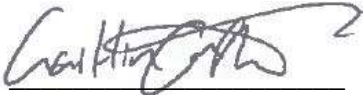
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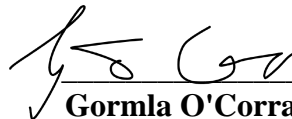
LOCATION: 12, Shackleton Square, Lucan, Co. Dublin



**Caitlin O'Shea,
Executive Planner**

ORDER: I direct that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Dated: 23/02/23



Gormla O'Corrain, Senior Planner