

Comhairle Chontae Atha Cliath Theas

PR/0253/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0294 **Application Date:** 01-Jul-2022
Submission Type: Additional **Registration Date:** 08-Feb-2023
Information

Correspondence Name and Address: H2B Architects 20, Moyview, Kildalkey, Co. Meath

Proposed Development: 2 bedroom dormer type bungalow to side and front of existing family home, existing entrance used for car parking and all associated site works.

Location: 19, Grangeview Drive, Clondalkin, Dublin 22

Applicant Name: Elizabeth Murphy

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 25/08/2022

Site Area: 0.034 ha

Site Description:

The proposed development is located in Grange View Drive in the side garden of no. 19. This site is located towards the end of a cul de sac. The subject side garden site is located within an established residential road and the site is located adjacent to the enclave of Grange View Drive, a cul-de-sac that contains existing single storey semi-detached bungalow dwellings to the northeast(side) of the site with two-storey dwellings further north of the site. It is noted that subject site fronts onto Grange View Drive and faces mature street trees with the gable sides and rear of the Kilmahuddrick development, Clondalkin within a cul de sac setting.

Proposal:

- 2-bedroom dormer type bungalow to side and front of existing family home,
- existing entrance used for car parking and all associated site works.

Zoning:

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

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Consultations:

<i>Surface Water Drainage:</i>	No report received subject to standard conditions.
<i>Irish Water:</i>	No report received subject to standard conditions.
<i>Roads:</i>	Request Additional Information.
<i>Parks:</i>	No report received.
<i>SEA Sensitivity Screening -</i>	No overlap indicated.

Submissions/Observations /Representations

No submission received.

Relevant Planning History

SD21A/0086 – **Refuse Permission** for the construction of a three-bedroom, dormer type bungalow to side of existing family home; new entrance for car parking to existing house and all associated site works.

REASON(S)

1. The proposed development of a two-storey, three-bedroom dwelling situated immediately adjacent to single storey dwellings and located directly to the south of an existing residential property, would give rise to an unacceptable overbearing impact and overshadowing of these properties. Furthermore, the internal bedroom, which is provided with only a rooflight for light and the northern façade which does not provide a dual frontage would represent a substandard design and level of residential amenity for both the inhabitants of the dwelling and existing residents of the area. The proposed development would fail to comply with objectives set out under Policy H17 'Residential Consolidation' and standards set out in Chapter 11 of the South Dublin County Council Development Plan (2016-2022), would seriously injure the residential and visual amenities in the vicinity and would therefore be contrary to proper planning and sustainable development.
2. Insufficient, inconsistent and inaccurate information has been submitted with the application:
 - The site layout plan does not clearly illustrate the relationship between the subject site and the adjoining properties, particularly to the north.
 - The location of the first floor level bedroom window shown on the Side Elevation does not appear to be correct. The window is shown in the eaves, when it appears to be a bedroom window.

In the absence of accurate and sufficient information, 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. The proposed development would therefore be contrary to the proper planning and development of the area.

Adjacent sites

Non relevant to subject application.

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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 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.

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

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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)

Chapter 4 Green Infrastructure

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.

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.

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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 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.

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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,
- Overcoming Previous Refusal Reasons
- Standard of Drawings,
- Residential and visual amenity,
- Vehicular entrance,
- Services and drainage and Flood Risk.

Zoning and Council Policy

The development comprising of 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.

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Overcoming Previous Reasons for Refusal

A similar three bed dwelling was refused planning permission under SD21A/0086 for reasons with regards to the design, overbearing impact /overshadowing and dual frontage and inaccurate drawings submitted. It is considered that Refusal Reason have not been fully overcome however the following is an assessment of the revised design against the current proposal.

1. The proposed development of a two-storey, three-bedroom dwelling situated immediately adjacent to single storey dwellings and located directly to the south of an existing residential property, would give rise to an unacceptable overbearing impact and overshadowing of these properties. Furthermore, the internal bedroom, which is provided with only a rooflight for light and the northern façade which does not provide a dual frontage would represent a substandard design and level of residential amenity for both the inhabitants of the dwelling and existing residents of the area. The proposed development would fail to comply with objectives set out under Policy H17 'Residential Consolidation' and standards set out in Chapter 11 of the South Dublin County Council Development Plan (2016-2022), would seriously injure the residential and visual amenities in the vicinity and would therefore be contrary to proper planning and sustainable development.

It is noted that there has been a change in development plan policy, however, the reason for refusal remains relevant in the context of current policy. The applicant has address overshadowing; however, the overall scale of the proposal has not changed, and the Planning Authority is concerned regarding overbearing impacts. Noted the internal bedroom has been removed. Proposed dwelling is not dual frontage.

2. Insufficient, inconsistent and inaccurate information has been submitted with the application:
 - The site layout plan does not clearly illustrate the relationship between the subject site and the adjoining properties, particularly to the north.
 - The location of the first floor level bedroom window shown on the Side Elevation does not appear to be correct. The window is shown in the eaves when it appears to be a bedroom window.
 - In the absence of accurate and sufficient information, 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. The proposed development would therefore be contrary to the proper planning and development of the area.

Noted that revised plans have been submitted, however, there are concerns regarding the plans provided.

The applicant is requested via **additional information** to set out how previous refusal reason 1 has been addressed.

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Standard of Drawings

In order to enable the planning authority to adequately assess the impact of the proposed development on residential and visual amenity. Revised drawings are requested by **Additional Information**, if granted the development would be deficient in clarity.

Having regard to the standard of drawings submitted with this application, the applicant is requested to submit a full suite of revised and detailed drawings to be in compliance with the Planning and Development Regulations and accurately depicting all proposed works, to include the following:

- (i) Revised front and rear elevational drawings.
- (ii) Revised contiguous drawings which accurately and clearly demonstrates the proposed new dwelling in context to the adjacent property to the north and the existing property to the south.
- (iii) Revised cross sectional drawings which accurately and clearly delineates the standard first floor 2.4m head height and the context of the roof height with the adjacent property to the south.
- (iv) A revised cross-sectional drawing clearly delineating and demonstrating the height and scale of the proposed dwelling in context to the adjacent properties to the north.

Residential and Visual Amenity

The proposed development constitutes the subdivision of an existing side garden serving a semi-detached dwelling on a side garden site. The assessment of this proposal is in context to the existing County Development Plan 2022-2028, it is subject to compliance with detailed policy provisions in relation to design that will be considered below.

Site context

The subject side garden site is located within an established residential road and the site is located adjacent to the enclave of Grange View Drive, a cul-de-sac that contains existing single storey semi-detached bungalow dwellings to the northeast(side) of the site with two-storey dwellings further north of the site. It is noted that subject site fronts onto Grange View Drive and faces mature street trees with the gable sides and rear of the Kilmahuddrick development, within a cul de sac setting. It is also noted that the front boundary walls exist on this road but do not dominate and give a more open nature to the individual dwellings and the subject site.

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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;
The site is of a sufficient size to accommodate a new dwelling. It has not been demonstrated that there would be no negative impact on residential amenity.
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
Dual frontage has not been provided.
- 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.
Building line of existing dwelling is similar to proposed. There are concerns regarding the roof profile, which does not match.
- 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;
Proposal projects forward of inset dwelling to the north
- 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;
Design does not respond to adjacent development, particularly in terms of fenestration detail.
- 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 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;
Sufficient rear amenity space provided.
- 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.
Sufficient rear amenity space provided.

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Building Height

Having regard to the context of the subject site in the surrounding area it is noted that the 0.034 ha site is significantly longer and slender in size to the surrounding adjacent dwellings southwest of the site. It is deemed that the corner site development is conducive to this site at an appropriate size and scale.

SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states;

- *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.*

The front building line of the adjacent dwellings to the west is not affected. It is noted however that the ridge height of the proposed dwelling does not align with the two-storey existing dwelling to the south of the site. Due to the prominent location of the site, the applicant is requested by **Additional information** to submit revised drawings that comply with the above and reduce the roof height from 5.9m to 5.7m in order that the proposal will not have an adverse impact in terms of residential and visual amenity.

Overlooking & Overbearing impact

It is noted that this rear site has sufficient separation distance and there are no concerns with respect to the overbearing appearance of the dwelling on neighbouring properties to the east, The proposal will not provide for any directly opposing above ground floor windows with the existing dwelling and as there is no dwelling located to the rear there shall be no undue overlooking to the east of the site.

Although the proposal is broadly recessed sufficiently away from the adjacent house to the northeast. Having regards to the property's large gable orientation to the northeast of the adjoining semi-detached house and possibility of overshadowing to the adjacent dwelling at No.17 and No. 15 Grange View Drive, the Planning Authority note that the potential impact is minimal of the proposed development on the rear garden and habitable rooms of the adjoining dwellings to the north. The Planning Authority note that drawing number 2018-SD titled 'Shadow Drawings' was submitted. Under the guidance set out in Section 4 of the South Dublin County Council House Extension Design Guide (2010) *Do not overlook, overshadow or have an overbearing impact on neighbouring properties* and having regard to the extent and height of the proposed dwelling beyond the front building line and party boundary wall with No.17 to the north, it is deemed the front of the dwellings are moderately affected.

A contemporary bay fronted pitched roof is proposed at the rear of the dwelling facing east, a flat dormer roof window is also proposed to the front (west) of the dwelling. It is considered the revised contemporary roof proposal will harmonise with the existing dwelling.

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Having regards to the primary dwellings that are facing Grange View Drive, it is considered that the proposed dwelling at a reduced size and scale would not significantly detract from the character of the adjacent dwellings. The planning authority considers that the proposal is consistent with the guidance set out in SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites; *'Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,'* and this is considered acceptable.

Dwelling size

The proposed two-bedroom dwelling is 99sq.m which is above the minimum size of 80sq.m as set out in Table 3.20 Minimum Standards for Houses. In this context, the proposed development is consistent with the Development Plan provisions.

Amenity space

The dwelling provides approximately 156sq.m of private rear open space. The minimum private open space requirement in the County Development Plan is 55sq.m and in this large, subdivided site, the minimum standard is comfortably achieved. It is noted the adjoining property on this existing large site has sufficient rear garden space, it is noted that the site is long and narrow, however as noted in the South Dublin County Development Plan 2022 – 2028: *where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard i.e., an advantageous orientation, shape and functionality.*

it is considered that the proposed development would provide sufficient residential amenity for future occupants of the two-bed dwelling and this would comply with the Development Plan provisions.

Room size

The minimum area of a double bedroom and master bedroom is consistent in a dwelling designed to accommodate two or more persons *as per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). In this proposal, the master bedroom is 13sq.m, the double is 11.4sq.m and is considered acceptable.

Storage

It is noted that adequate 4sq.m storage has been sufficiently provided for a two-bedroomed dwelling, it is considered that adequate storage is provided, and the proposal is consistent with the minimum storage standards for houses having regard to (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007)

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Dual Frontage

The fenestration of the first-floor side gable window on the landing and the ground floor front bathroom window do not reflect the existing dwelling or the character of the area, the fenestration is considered insufficient and out of character with the surrounding side /front windows. The Planning Authority request by **additional Information** that the applicant aligns both the windows in size, scale and form taking into account SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states:

- *maximise passive surveillance of the public domain.*
- *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.*

The proposal is in a prominent side garden development and is in view of the public domain, the proposed house is requested to provide for adequate dual frontage on the gable north facing and front western elevation in order to be consistent with Section 13.5.8 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2022-2028.

Boundary Treatment

It is noted that the applicant proposes to use two separate entrances within the existing boundary wall set up and this is deemed appropriate with the existing of mature street tree directly in the grass verge to the front of the site. The proposal is therefore consistent to Section 12.7.6 in this regard.

In this instance and coinciding with the recommendations of the Roads Department, a shared vehicular entrance will be addressed in the Roads report below. A comprehensive boundary wall is proposed between the proposed dwelling and existing dwelling. The established existing outer boundary treatment comply with the South Dublin County Council Development Plan 2022-2028.

Vehicular Entrance

The Roads Department recommends **Additional Information** and states the following in their report:

1. The applicant to provide an AutoTRAK drawing showing cars safely accessing/egressing the proposed new driveway. Reason: Pedestrian, vulnerable road user and cyclist safety.
2. Applicant to provide information re boundary treatments that run between the subject property and the path. Reason: To ensure the safety of footpath users.

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Should the permission be granted, the following conditions are suggested:

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. The vehicular access point shall not exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. 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.
5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

The Roads Department's comments have been noted. The Planning Authority, in this instance, having regard to the location of the site (and specifically the entrance). Additional Information should be requested in this instance.

Green Infrastructure

The proposal does not impact the street tree negatively directly outside No. 19 Grangeview Drive.

12.7.6 Car Parking Design and Layout states "*Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted*".

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states "*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time".

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Additional information is required to address this.

Services & Drainage and Flood Risk

A report from Water Services requests details of SuDS as additional information. Standard conditions are recommended regarding flood risk. Irish Water has also requested standard conditions.

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 a new dwelling.

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

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Dwelling: 82sq.m

Assessable Area: 82sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 82sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.034 ha

Conclusion

Having regard to concerns with regard to the design and on visual amenity and the recommendations of the Roads Department, it is considered necessary to request **further information** to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area.

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Recommendation

Further Information

Further Information was requested on 25th Aug 2022

Further Information was received on 08th Feb 2023

Consultations:

Surface Water Drainage: No objections subject to conditions.

Irish Water: No objections subject to conditions.

Roads: **Refusal**

Parks: No objections /comments.

Submissions/Observations

None received for this application.

The Further Information requested is as follows:

1. Having regard to the standard of drawings submitted with this application, the applicant is requested to submit a full suite of revised and detailed drawings to be in compliance with the Planning and Development Regulations and accurately depicting all proposed works, to include the following:
 - (i) Revised front and rear elevational drawings.
 - (ii) Revised contiguous drawings which accurately and clearly demonstrates the proposed new dwelling in context to the adjacent property to the north and the existing property to the south.
 - (iii) Revised cross sectional drawings which accurately and clearly delineates the standard first floor 2.4m head height and the context of the roof height with the adjacent property to the south.
 - (iv) A revised cross-sectional drawing clearly delineating and demonstrating the height and scale of the proposed dwelling in context to the adjacent properties to the north.
2. The fenestration of the first-floor side gable window and the ground-floor front bathroom window is considered insufficient and out of character with the surrounding side /front windows.

The Planning Authority request by additional Information that the applicant aligns both the windows in size, scale and form taking into account SDCC Development Plan 2022-2028 Section 12.6.8 Corner/Side Garden Sites states:

 - maximise passive surveillance of the public domain.
 - 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.
3.
 - 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.

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The front building line of the adjacent dwellings to the west is not affected. It is noted however that the ridge height of the proposed dwelling does not align with the two-storey existing dwelling to the south of the site. Due to the prominent location of the site, the applicant is requested by Additional information to submit revised drawings that comply with the above and reduce the roof height from 5.9m to 5.7m in order that the proposal will not have an adverse impact in terms of residential and visual amenity.

4. a. The applicant to provide an AutoTRAK drawing showing cars safely accessing/egressing the proposed new driveway.
b. The applicant is requested to provide information re boundary treatments that run between the subject property and the path
5. In accordance with Section 12.4.2 of the CDP, applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.
Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.The applicant is requested to provide the relevant plan.
6. The applicant is requested to set out what SuDS (Sustainable urban Drainage Systems) features are proposed for the development, such as, but not limited to, the following:
 - Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Water Butts

Item 1

Having regard to the standard of drawings submitted with this application, the applicant is requested to submit a full suite of revised and detailed drawings to be in compliance with the Planning and Development Regulations and accurately depicting all proposed works, to include the following:

- (i) Revised front and rear elevational drawings.
- (ii) Revised contiguous drawings which accurately and clearly demonstrates the proposed new dwelling in context to the adjacent property to the north and the existing property to the south.
- (iii) Revised cross sectional drawings which accurately and clearly delineates the standard first floor 2.4m head height and the context of the roof height with the adjacent property to the south.

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(iv) A revised cross-sectional drawing clearly delineating and demonstrating the height and scale of the proposed dwelling in context to the adjacent properties to the north

Assessment

The applicant has submitted a cover letter and drawings from the company *H2B Architects* dated the 22nd of January 2023. The following response was submitted with the application:

Item no 1

Please note full revised drawings in terms of elevations have been made, revised section indicating that we can still have head height internally by matching Existing house roof level, new drawings reflect keeping the overall look the same in relation to our proposals

- (i) The applicant has submitted revised front and rear elevational drawings.
- (ii) The applicant has submitted revised contiguous drawings which accurately and clearly demonstrates the proposed new dwelling in context to the adjacent property to the north and the existing property to the south.
- (iii) The applicant has submitted revised cross sectional drawings which accurately and clearly delineates the standard first floor 2.4m head height and the context of the roof height with the adjacent property to the south.
- (iv) The applicant has submitted a revised cross-sectional drawing clearly delineating and demonstrating the height and scale of the proposed dwelling in context to the adjacent properties to the north

The revised drawings are now considered acceptable to the RES zoning of the area and acceptable to the Planning Authority. Therefore, the concerns of *Item 1* have been directly addressed.

Item 2

The fenestration of the first-floor side gable window and the ground-floor front bathroom window is considered insufficient and out of character with the surrounding side /front windows.

The Planning Authority request by additional Information that the applicant aligns both the windows in size, scale and form taking into account SDCC Development Plan 2022-2028 Section 12.6.8 Corner/Side Garden Sites states:

- maximise passive surveillance of the public domain.
- 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.

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Assessment

In the submitted cover letter from *H2B Architects* the following response was submitted with the application:

Item no 2

**Please note gable side has been modified which promotes a sense of integration
With adjoining buildings**

With the revised design, the applicant now aligns the windows in size, scale and form. The applicant now maximises passive surveillance of the public domain, promotes integration with adjoining buildings and responds to the character of adjacent dwellings. The revised drawings are now considered acceptable to the SDCC Development Plan 2022-2028 Section 12.6.8 Corner/Side Garden Sites and acceptable to the Planning Authority. Therefore, the concerns of *Item 2* have been directly addressed.

Item 3

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. The front building line of the adjacent dwellings to the west is not affected. It is noted however that the ridge height of the proposed dwelling does not align with the two-storey existing dwelling to the south of the site. Due to the prominent location of the site, the applicant is requested by Additional information to submit revised drawings that comply with the above and reduce the roof height from 5.9m to 5.7min in order that the proposal will not have an adverse impact in terms of residential and visual amenity.

Assessment

In the submitted cover letter from *H2B Architects* the following response was submitted with the application:

Item no. 3

**Please note existing building remains in-situ, existing roof line carries across in our
new proposals, the ridge line will match existing.**

The applicant has submit revised drawings that reduce the roof height from 5.9m to 5.7min in order that the proposal will not have an adverse impact in terms of residential and visual amenity. Therefore, the concerns of *Item 3* have been directly addressed.

Item 4

- a. The applicant to provide an AutoTRAK drawing showing cars safely accessing/egressing the proposed new driveway.
- b. The applicant is requested to provide information re boundary treatments that run between the subject property and the path.

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Assessment

In the submitted cover letter from *H2B Architects* the following response was submitted with the application:

Item no 4

It is proposed to retain existing access entrance, garden is quite large and it is our proposal to provide a low hedge planting to separate the dividing boundary, this provides clear visual access in and out of driveway, all other boundary treatments remains in place and there is no change.

Roads Department (report) Assessment:

Roads remain concerned that traffic reversing from the proposed new driveway into the existing driveway will create a hazard to those in the proposed 'new home', and in turn create an unacceptable level of risk. Roads are not in favour of this driveway/access layout proposal.



The applicant has not submitted what was requested in Item 4(a).
The requirements of AI have not been met. Roads recommend refusal.

Item (b) is considered acceptable however, the above concerns of the Road Department regarding the parking proposal and how it will create a 'hazard' to those in the proposed new home are noted. Therefore, the applicant will be requested to make amendments by **Condition** to overcome these concerns.

Item 5

In accordance with Section 12.4.2 of the CDP, applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

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Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

The applicant is requested to provide the relevant plan.

Assessment

In the submitted cover letter from *H2B Architects* the following response was submitted with the application:

Item no.5

There is no proposals of tree removal from this application, we propose a low line hedge planting to separate front gardens, were possible plantation will take place, existing rear garden remains in place (grass with permeable paving to facilitate access space from rear sliding doors)

The applicant has stated that no trees are proposed to be removed and that the hedge will remain. Therefore, subject to conditions of Green Infrastructure the concerns of Item 5 have been directly addressed.

Item 6

The applicant is requested to set out what SuDS (Sustainable urban Drainage Systems) features are proposed for the development, such as, but not limited to, the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Water Butts

Assessment

In the submitted cover letter from *H2B Architects* the following response was submitted with the application:

Item no 6

It is proposed that permeable paving be used in front garden, also to rear to provide a patio area from rear access door, water butts provided on all new surface water down pipes and planter boxes with overflow connection to be installed were appropriate.

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Surface Water Drainage Department (report) states no objection:

1.1 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Water Butts

The applicant has addressed the concerns of the Surface Water Drainage Department. Therefore, the concerns of *Item 6* have been directly addressed.

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 a new dwelling on a corner site.

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.

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Development Contributions

Development Contributions	
Planning Reference Number	SD22A/0294
Summary of permission granted & relevant notes:	New Dwelling - 82 sqm.
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)	82
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	82
Total development contribution due	€9,766.2

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022-2028 the established character of the area, and, the nature and scale of the proposed development, it is considered that the proposed development would be in compliance with Council policy and subject to conditions, 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

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 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.

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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 carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 8th February 2023, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Prior to the commencement of the development, the applicant, owner or developer shall submit for the approval of the Roads Department:
 - (a) revised plans showing a new driveway proposal plan that will satisfy traffic concerns regarding reversing from the proposed new driveway into the existing driveway.
Note: the applicant may want to liaise directly with the Roads Department prior to submitting a response.
REASON: In the interest of Pedestrian and Public Safety.
3. Prior to the commencement of the development, the applicant shall ensure that:
 1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 2. The vehicular access point shall not exceed a width of 3.5 meters.
 3. Any gates shall open inwards and not outwards over the public domain.
Reason: In the interest of Pedestrian and Public Safety.
 4. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
4. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for

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residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and

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Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €9, 766.20 (Nine thousand, seven hundred and sixty six euro and twenty cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

6. Restriction on Use.

The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

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7. Protection of Street Tree in Grass Margin:

In order to ensure the protection of the existing street, prior to commencing any construction on site, protective fencing should be erected around the street tree to form an exclusion zone. This tree protection fencing must be in accordance with BS 5837: 2012. The protective fencing is to coincide, as far as is practical, with the root protection area (RPA), unless otherwise agreed. All weather notices shall be securely fixed to the fence with words such as 'construction exclusion zone - no access'. The following measures are particularly important:

- (i) Materials are never to be stacked within the root spread of the tree.
 - (ii) No oil, tar, bitumen, cement or other material is to be allowed to contaminate the ground.
 - (iii) Trees to be retained should not be used as anchorages for equipment or for removing stumps, roots or other trees, or for other purposes;
 - (iv) No notices, telephone cables or other services should be attached to any part of the tree.
 - (v) Cement mixing should not be carried out within the canopy/protected area of the tree.
 - (vi) Soil levels are to be maintained as existing within the root spread of the tree. Any alteration to soil levels in an area up to one and a half times the diameter of the tree.
- REASON:** To ensure the safety and well-being of the trees on and adjacent to the subject site that are to remain after building works are completed, in accordance with relevant policies of the CDP 2022-2028.

8. Surface Water:

Prior to the commencement of the development, The applicant shall ensure to include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens,
- Planter boxes with overflow connection to the public surface water sewer,
- Permeable Paving
- Water Butts

In relation to Flood Risk:

The applicant/Developer shall ensure that:

1. There is complete separation of the foul and surface water drainage for the proposed development.
2. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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.

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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.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

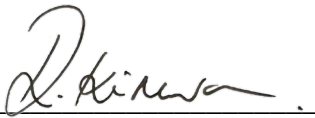
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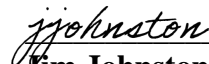
LOCATION: 19, Grangeview Drive, Clondalkin, Dublin 22



**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 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: 07/03/2023


**Jim Johnston,
Senior Executive Planner**