

# Comhairle Chontae Atha Cliath Theas

**PR/0264/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD23B/0012      **Application Date:** 17-Jan-2023  
**Submission Type:** New Application      **Registration Date:** 17-Jan-2023

**Correspondence Name and Address:** Martin Kelly Planning 104, Greenpark Meadows,  
Mullingar, Co. Westmeath

**Proposed Development:** Planning Permission to construct a Granny Flat extension to our dwelling to include a kitchen, dining area, bedroom, bathroom and entrance with 2 velux Windows and to extend our existing kitchen with velux window with all ancillary site works

**Location:** 22, Marian Park, Rathfarnham, Dublin 14

**Applicant Name:** Pat and Catherine Kelleghan

**Application Type:** Permission

(DMG)

### **Description of Site and Surroundings:**

Site Area: stated as 0.047 ha on the application form.

**Site Visit:** 27/02/2023

### **Site Description:**

The subject site is located within Marian Park in an established housing estate in Rathfarnham. The dwelling is a two storey semi-detached house with a pitched roof profile. There is a single storey garage to the side and two shed structures in the rear garden, which abuts Marian Park open space.

### **Proposal:**

Permission is being sought for the following:

- Construction of a Granny Flat extension to the rear including kitchen, dining area, bedroom, bathroom and entrance with 2 velux windows.
- Rear extension to kitchen with velux window.
- All ancillary site works.

### **Zoning:**

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

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### Consultations:

Water Services	No report received at the time of writing report.
Irish Water	No report received at the time of writing report.
Roads Department	No objections subject to conditions.
Public Realm	No report received at the time of writing report.
SEA Sensitivity Screening	Indicates no overlap with layers.

### Submissions/Observations /Representations:

Final submission date 20/02/2023. No submissions received.

### Relevant Planning History:

No recent planning history.

### Relevant Enforcement History:

None identified in APAS.

### Pre-Planning Consultation

None identified in APAS.

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

*Policy G11: Overarching*

*G11 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 G12: Biodiversity*

*G12 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.*

*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 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).*

*Policy H15: Family Flats*

*Support family flat development subject to the protection of residential and visual amenities.*

*H15 Objective 1:*

*To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.*

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*Policy E3: Energy Performance in Existing and New Buildings*

*Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management*

*12.5 Quality Design and Healthy Placemaking*

*12.5.2 Design Considerations and Statements*

*12.5.3 Density and Building Heights*

*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.*

#### **Family Flats**

*A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of an existing dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:*

- The applicant shall be required to demonstrate that there is a genuine need for the family flat;*
- The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*
- The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*
- Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;*

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*- Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.*

*12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

*12.11.1 Water Management*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including front, side, rear and dormer extensions.

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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### Assessment:

The main issues for assessment relate to:

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

### *Zoning and Council Policy:*

The subject site is located within zoning objective 'RES': '*To protect and/or improve residential amenity.*' The proposal is for the construction of extensions to an existing house to provide for a family flat and a rear extension. Family flats are permissible in principle under the RES zoning objective, subject to their being in accordance with criteria for family flats outlined under Section 12.6.8 of the South Dublin County Development Plan 2022-2028 and the provisions of the South Dublin County Council House Extension Design Guide 2010.

Under Section 12.6.8 of the CDP the following criteria applies to family flats:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat;*

No information provided demonstrating why a family flat is being applied for. **Additional information shall be requested.**

- *The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*

The proposed family flat would not exceed 50% of the floor area of the existing dwelling.

- *The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*

The family flat would be accessed from within the main dwelling. An assessment of the proposal against the design criteria for dwelling extensions is in the following section.

- *Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;*

Proposed rear external doors for the family flat element appear to be located to the south-east of the family flat and the south of the family flat. From drawing of 'Proposed Extension, (REV 0)' – it

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appears that a second door to the south is proposed. This is not considered to be acceptable, and it is recommended that a revised design be requested.

*- Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.*

A **condition** should be attached to this effect in the event of a grant of permission. The family flat is well incorporated into the house, so that it can easily be incorporated back into the house should it no longer be needed in the future.

### ***Visual and Residential Amenity***

#### **Family Flat:**

The proposed development would involve the construction of a single storey L-shaped rear extension to the existing dwelling to incorporate a family flat. The proposed dwelling would be extended to the rear in the south-west along the side boundary with No. 20 Marian Park. The family flat would extend approx. 10.2m from the existing rear building line along the west boundary wall. The width of the majority of proposed family flat would be approx. 6.45m. The majority of the family flat would be served by a flat roof with a height of approx. 3.05m. The rear entrance area (porch) of the family flat would have a width of approx. 3.6m and a depth of 3 m from the existing building line. The porch area proposes to have a pitched roof with a ridge height of approx. 4.039m – this is a continuation of the current rear pitch roof (dining room area).

It is unclear from the plans if there is sufficient rear amenity area to support the family flat development, rear domestic extension and current dwelling. The applicant should submit scaled plans of the proposed remaining private rear amenity area by **Additional Information**.

The Planning Authority has concerns in relation to the level of impact the on the adjoining property to the west. Accordingly, the depth of the proposed granny flat shall be reduced and or height.

#### **Rear Extension:**

The proposed rear extension is an extension of the existing kitchen with one velux rooflight. The area of this extension is approx. 2.55 sq.m. There is a proposed sliding door from this extension accessing the rear garden. It is not clear from the plans the proposed height of the rear extension. The applicant should submit separate drawings and elevations showing existing and proposed elevations and floor plans and contiguous elevations by **Additional Information**.

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The applicant should clarify by way of **Additional Information** the areas of previous extensions to the dwelling.

### *Green Infrastructure*

The subject application provides for a substantial increase in the footprint of the subject property in the context of the site on an established suburban residential site. The site is located proximate to a Primary G1 corridor, identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

### *Access and Parking*

No changes to access or parking proposed. The Roads Department have stated that they have no objections subject to conditions. This includes heights of boundaries at access, access width, gates, vehicle direction and entrance apron. Given that no changes are proposed to the access, these conditions are not considered necessary to attach to a grant of permission.

### *Infrastructure and Environmental Services*

No reports were received from Water Services and Irish Water at the time of writing, but it is considered appropriate that **Additional Information** be sought from the applicant to demonstrate the appropriate treatment of Sustainable Urban Drainage System (SuDS). It is noted that the proposed development is located within an acceptable distance of any existing Irish Water infrastructure as per the Irish Water maps.

### *Environmental Impact Assessment (EIAR)*

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### *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 family flat and associated works.



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Having regard to:

- the small scale and domestic nature of the development,
- the location of the development, 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 Council Development Plan and the overall design and scale of the development proposed it is considered that, **Additional Information** is required from the applicant to address the issues highlighted in this report.

### Recommendation

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

1. The applicant shall submit to demonstrate that there is a genuine need for the family flat.
2. The applicant shall submit revised drawings, floor plans and elevation drawings illustrating a reduction in the depth and/or height of the proposed development along the western shared boundary.
3. The applicant should submit revised drawings/floor plans for the proposed family flat showing the omission of the external doors on the southern elevation of the proposed granny flat.
4. The applicant shall submit annotated scaled plans of the existing and proposed rear amenity area.
5. The applicant shall submit the areas of the previous extensions to the dwelling.
6. The application shall detail the proposed height of the rear extension to the host property on a separate set of drawings
7. The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

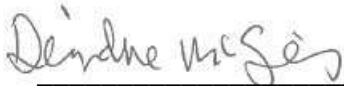
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**REG. REF. SD23B/0012**

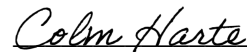
**LOCATION: 22, Marian Park, Rathfarnham, Dublin 14**



**Deirdre Mc Gennis,  
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:** 13/03/2023



**Colm Harte,  
Senior Executive Planner**