

# Comhairle Chontae Atha Cliath Theas

**PR/0362/23**

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

**Reg. Reference:** SD23B/0048      **Application Date:** 13-Feb-2023  
**Submission Type:** New Application      **Registration Date:** 13-Feb-2023

**Correspondence Name and Address:** Róisín Power, ARÓ Architects 13, Carrig Villas, Killincarrig, Greystones, Co. Wicklow.

**Proposed Development:** Demolition of an existing 50.2 sqm single and two storey side and rear extension of their semi-detached house and subsequent construction of 66.2 sqm single and two storey side and rear extension. The development will also include the provision for the modernisation of windows and 1 no. existing bay window to ground floor front elevation, 1 no. dormer window to rear of existing main roof, 1 no. new rooflight to rear of new pitch roof and 1 no. rooflight to rear single storey extension with associated site works.

**Location:** 10, Mountdown Road, Manor Estate, Dublin 12.

**Applicant Name:** Laura Doyle & Paul Boyle

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.0306 Hectares on the application form.  
Site Visit: 22<sup>nd</sup> of March 2023

### **Site Description**

The subject site is located on Mountdown Road, within an existing housing estate in Dublin 12. The site consists of a two storey, semi-detached dwelling. The streetscape comprises of housing of a similar form and character. The rear boundary of the site adjoins the end of Limekiln Close.

### **Proposal**

Permission is being sought for the demolition of an existing 50.2 sqm single and two storey side and rear extension of their semi-detached house and subsequent construction of 66.2 sqm single and two storey **side and rear extension**.

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The development will also include the provision for the modernisation of windows and 1 no. existing bay window to ground floor front elevation, 1 no. **dormer window** to rear of existing main roof, 1 no. new rooflight to rear of new pitch roof and 1 no. rooflight to rear single storey extension with associated 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.

### **Consultations**

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

SEA Sensitivity Screening – the site overlaps with aviation related layers.

### **Submissions/Observations /Representations**

No third party submissions received.

### **Relevant Planning History**

#### ***Subject site***

None.

#### ***Adjoining or surrounding sites***

SD23B/0070 12 Mountdown Road

A pedestrian gate from the rear garden of the property onto Limekiln Close. **Yet to be decided.**

**Decision due 18<sup>th</sup> April 2023.**

SD21B/0205 12 Mountdown Road

Ground and first floor extension to side; first floor extension to rear; new ground floor bay window to front; attic conversion with dormer windows to front & rear & associated site works. **Permission granted.**

SD14B/0028 8 Mountdown Road

Single storey extension to the front and side of existing two storey dwelling and all ancillary site works. **Permission granted.**

### **Relevant Enforcement History**

None relevant identified in APAS.

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### **Pre-Planning Consultation**

No pre-planning consultation was held concerning this application.

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

*Policy GI1: Overarching*

*Policy GI2: Biodiversity*

*Policy GI4: Sustainable Drainage Systems*

*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 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*

*12.4.2 Green Infrastructure and Development Management*

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*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.*

*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 side and rear extensions and attic conversions and dormer windows.

#### **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.*

#### **Side extensions:**

- Respect the style of the house and the amount of space available between it and the neighbouring property, for example:
  - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
  - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
  - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.**
- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*

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- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

### **Rear extensions**

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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### Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

### **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).*

*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).*

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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'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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

Construction of 66.2 sqm single and two storey side and rear extension.

The existing house would be extended to the side and rear. The extension would extend to the side of the house by approx. 2.4m and be well set back from the front building line. The two storey element of the side and rear extension would then extend approx. 5.7m along the boundary with No. 12 Mountdown Road. There are existing and permitted side/rear extensions to the house at neighbouring property No. 12.

The proposed two storey element would extend approx. 3.3m from the rear building line of the house, excluding roof overhang. The two storey element would have a pitched roof approx. 8.3m in roof ridge height, similar in overall height to the existing house.

The single storey element of the extension would further extend to the rear. The overall extension would extend approx. 7.9m from the rear building line of the house. It would not be setback from the side boundary with No. 8. There is an existing rear extension on No. 8. The proposed extension would extend approx. 4.6m from the rear building line of this adjoining extension. The proposed single storey element of the extension would be approx. 3.6m in overall height (flat roof).

The Planning Authority has concerns in relation to the scale and design of the proposed extension. The proposed extension, in particular the two storey element, is considered to be visually dominant and overly large. While the extension is proposed to the side/rear, the site backs onto Limekiln Close and would be visible from this street.

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The two storey element would be highly visible from adjoining properties and Limekiln Close. This element is largely separate from the bulk of the existing house and therefore visually apparent.

The two storey element should be redesigned to be less visually dominant and incorporate better into the existing house onsite. A revised proposed extension should be submitted by way of **additional information**. A full set of revised drawings should be submitted in response, including the revised proposed floor area.

The proposed extension would provide for extended dining, kitchen and living areas at ground floor and an additional bedroom at first floor. The bedroom would meet the minimum floorspace requirements for a single bedroom. Sufficient rear amenity space would remain.

The proposed materials and finishes would be render and brick finishes to external walls. This would match or complement the existing house. The roof tiles would match the existing roof tiles on the house.

The proposed floor plans state that part of the boundary walls between the subject site and neighbouring sites either side would be reconstructed. The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

### 1 no. dormer window to rear of existing main roof,

The House Extension Design Guide recommends that dormers are set below the ridge of the roof and at least three tile courses from the eaves. The proposal includes a flat roof dormer extension to the rear roof slope of the house. The dormer extension would be sufficiently set back from the roof ridge and eaves.

The rear boundary of the site is on an angle so that the dormer window would be approx. 8m from the side boundary with No. 8 (directly at its closest point). However, given this setback and the area of the adjoining site that would not be overlooked, it is not considered that it would lead to unacceptable levels of overlooking.

The proposed materials and finishes are a metal clad dormer extension. Given that its location on a rear roof slope and the scale of the extension it is considered to be visually acceptable.

### Modernisation of windows and 1 no. existing bay window to ground floor front elevation,

### 1 no. new rooflight to rear of new pitch roof and 1 no. rooflight to rear single storey extension

These changes are considered to be visually acceptable.



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### ***Access and Parking***

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

### ***Green Infrastructure***

The subject site is not located within a green infrastructure area, corridor or link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. sustainable drainage systems (SuDS) have been proposed. This should be addressed by way of **condition**. Having regard to the nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028, subject to conditions.

### ***Infrastructure and Environmental Services***

Water Services and Irish Water have reviewed the proposed development and have no objections subject to conditions. Water Services recommend attaching **conditions** that sustainable drainage systems (SuDS) and standard conditions. These should be attached in the event of a grant of permission.

Irish Water recommend that conditions are attached that connection agreements are obtained. The site has an existing house and connections. It is therefore not considered necessary to attach these conditions.

### ***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 extensions to an existing house.

Having regard to:

- the 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.

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### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- 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**

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

1. The Planning Authority has concerns in relation to the scale and design of the proposed extension. The proposed extension, in particular the two storey element, is considered to be visually dominant and overly large. While the extension is proposed to the side/rear, the site backs onto Limekiln Close and would be visible from this street. The two storey element would be highly visible from adjoining properties and Limekiln Close. This element is largely separate from the bulk of the existing house and therefore visually apparent.

The two storey element should be redesigned to be less visually dominant and incorporate better into the existing house onsite. The applicant is requested to submit a revised design for the proposed extension. A full set of revised drawings should be submitted in response, including the revised proposed floor area.

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**REG. REF. SD23B/0048**

**LOCATION: 10, Mountdown Road, Manor Estate, Dublin 12.**



**Caitlin O'Shea,  
Executive 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:** 04/04/2023



**Deirdre Kirwan,  
Senior Executive Planner**