

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0469 **Application Date:** 28-Oct-2022
Submission Type: Additional **Registration Date:** 03-May-2023
Information

Correspondence Name and Address: Patrycja Rogala Woodbine, Owendore Avenue,
Dublin 14

Proposed Development: Demolition of existing rear and side single storey
extension. New single storey side extension. New
rear partially single storey partially 2 storey
extension. Some internal alterations and associated
site works.

Location: 6, Knocklyon Cottages, Knocklyon Road, Dublin 16

Applicant Name: Louise Kelly and Niall Heavin

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0738 Hectares.

Site Description

The subject site is located within the established residential area of Knocklyon and is comprised of a single storey semi-detached cottage with a pitched roof and a flat roof single storey rear extension, with a hardstanding area to the front with off-street car parking and a rear garden containing a shed.

The site is bound to the north by No. 5 Knocklyon Cottages, to the east by Knocklyon Road, to the south by an access laneway for No. 6A Knocklyon Road, the other side of which lies No. 7A Knocklyon Road and to the west by a residential dwelling known as 'Carriag Bán'. The surrounding streetscape is generally characterised by dwellings of a varying architectural form and scale with a generally uniform building line along Knocklyon Road.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Proposal

Permission is sought for development comprised of:

- The demolition of the existing rear and side single storey extension (69sqm).
- A new single storey extension to the side of the dwelling, projecting approximately 5m out from the southern (side) elevation of the dwelling and spanning a length of approximately 11.5m. The proposed side extension will have a pitched roof with a maximum overall height of 4.67m to match the existing dwelling, stepping down to a height of 3.4m at the southernmost end and sloping downwards to the rear to a flat roof with a height of approximately 2.9m.
- A new part one to part two storey rear extension with an approximate overall width of 10.5m and with a staggered rear building line which projects a maximum of 11.1m out from the rear elevation for a width of 5.2m, stepped to a projection of 6.5m out from the rear elevation for a width of 5.1m. The proposed rear extension has a mixed design of a flat roof profile in the centre and a sloped roof around the fringes with a maximum overall height of 5.8m.
- The proposed side and rear extensions will provide an additional 90 sqm to the existing dwelling with a new entrance hallway, utility room, bathroom, office, store, pantry and kitchen/living/dining area at ground floor level and 3 No. bedrooms (one of which is ensuite) a family bathroom, office and walk-in wardrobe at first floor level.
- The proposed side and rear extensions will result in the following elevational amendments:
 - Front elevation – The addition of 2 No. new windows.
 - Side (southern) elevation – A new entrance door, 2 No. small windows, a glazed door, a narrow vertical window and a large window at ground floor level and 2 No. windows at first floor level.
 - Rear (western) elevation – The addition of 2 No. large and 1 No. small window at ground floor level and 3 No. Juliette balconies at first floor level.
- All ancillary works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

The subject site is also located within the following Development Plan Map layers:

- Take off Climb Surfaces – Casement Aerodrome.
- Approach Surfaces – Casement Aerodrome.
- Outer Horizontal Zone – Casement Aerodrome.
- Bird Hazards.

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

Parks and Public Realm – No objection, subject to conditions.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 1st December 2022.

None received.

Relevant Planning History

Subject Site

S00A/0290

Dormer bungalow and entrance.

SDCC Decision: Refuse Permission.

Adjacent sites

S03B/0396 – No. 5, Knocklyon Cottages, Knocklyon Road, Templeogue, Dublin 16.

Single storey extension to the rear.

SDCC Decision: Grant Permission.

S02A/0133 - Rear of 'Carraig Bhan', Knocklyon Road, Dublin 16.

Dwelling and associated site works.

SDCC Decision: Grant Permission, subject to conditions.

Relevant Enforcement History

None on record.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None on record.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 6.8.2 Residential Extensions

Policy H14: Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Chapter 12 Implementation and Monitoring

Section 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.

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side 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.'*

Side extensions:

- *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.*
- *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.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear Extensions:

- *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.*

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

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

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

- 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).

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).

Planning Note

There are a number of deficiencies and discrepancies in the drawings provided by the Applicant which prevent a complete assessment of the proposed development.

- Insufficient detail is shown on the Proposed Site Layout Plan (provided at 1:200) to fully assess the potential for the proposed development to impact on the residential and visual amenity of surrounding properties. Section 23(1)(a) of the Planning and Development Regulations 2001-2021 (as amended) which states that:

'Site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red,

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown.'

In this regard, the Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of an Existing and Proposed Site Layout Plan at 1:500 showing the full detail of the surrounding context of the subject site to facilitate a complete assessment of the potential impact of the proposed development on the visual and residential amenity of surrounding properties.

- The proposed floor plan and elevational drawings do not appear to correspond, for example the proposed side (southern) elevation appears to show a window either side of the glazed utility room door, but the floor plan drawings only show one window.

The Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of accurate floor plan and elevational drawings of the proposed development to facilitate a complete assessment.

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Residential and Visual Amenity.
- Green Infrastructure.
- Drainage and Water Services.
- Appropriate Assessment.
- Environmental Impact Assessment.

Zoning and Council Policy

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'* A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The proposed development has also been considered having regard to the relevant policy, including but not limited to the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2010).

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Single Storey Extension to the Side

The proposed development includes a new single storey extension to the side of the dwelling, projecting approximately 5m out from the southern (side) elevation of the dwelling and spanning a length of approximately 11.5m. The proposed side extension will have a pitched roof with a maximum overall height of 4.67m to match the existing dwelling, stepping down to a height of 3.4m at the southernmost end and sloping downwards to the rear to a flat roof with a height of approximately 2.9m.

The proposed side extension is located approximately 5m from the side boundary of the subject site and would not significantly alter the visual appearance of the dwelling from the adjacent streetscape.

However, as highlighted in the Planning Note Section of this Report, clarification is required in relation to the fenestration pattern along the side (southern) elevation owing to the discrepancy between the floor plan and elevational drawings. Furthermore, a concern arises in relation to the addition of a second entrance to the dwelling. In this regard, the Applicant should provide **ADDITIONAL INFORMATION** in the form of revised plan, elevational and sectional drawings providing an accurate depiction of the proposed fenestration pattern and demonstrating the re-design of the proposed development to omit the proposed second entrance.

Two Storey Extension to the Rear

Permission is also sought for a new part one to part two storey rear extension with an approximate overall width of 10.5m and with a staggered rear building line which projects a maximum of 11.1m out from the rear elevation for a width of 5.2m, stepped to a projection of 6.5m out from the rear elevation for a width of 5.1m. The proposed rear extension has a mixed design of a flat roof profile in the centre and a sloped roof around the fringes with a maximum overall height of 5.8m

At ground floor level, the proposed rear extension would project approximately a further 2m out beyond the projection of the existing rear extension (which is proposed for demolition). This difference is marginal, and it is considered that it would not significantly increase any potential adverse impact to the adjacent property. However, significant concerns arise in relation to the proposed bulk and scale of the two storey element of the rear extension. These concerns are outlined below:

- The proposed two storey element has a maximum overall height of approximately 5.83m and would rise approximately 0.85m above the ridge line of the existing dwelling. The proposed extension would therefore be visible from the streetscape adjacent to the eastern boundary of the subject site.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

This is entirely unacceptable to the Planning Authority and would have a significant impact on the visual amenity of the streetscape and adjacent properties. be contrary to the South Dublin House Extension Design Guide (2010) which states that extensions should:

'Respect the appearance and character of the house and local area;

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.'

Having regard to the visual prominence of the two storey element from the public realm along Knocklyon Road to the east, the Applicant should be requested to re-design the proposed rear extension to ensure it sits below the ridge line of the existing dwelling.

- Having regard to the orientation of the rear gardens along Knocklyon Cottages, it is considered that the introduction of a two storey element to the rear of the dwelling has significant potential to result in overshadowing and overbearance. In this regard, the Applicant should be requested to re-design the two storey element to provide mitigate against the potential for overshadowing and overbearance. For example, the Applicant could provide a minimum of 1m separation distance from the party boundary per 3m of proposed height or the two storey element could be re-located towards the less sensitive southern boundary.
- It is considered that the introduction of 3 No. Juliette balconies at first floor level would result in the potential overlooking of adjacent properties. In this regard, the Applicant should re-design the proposed fenestration pattern to mitigate the potential for overlooking.

The Applicant should submit **ADDITIONAL INFORMATION** in the form of revised Site Layout, Floor Plan, Elevational, Sectional and Contiguous Elevations which demonstrate the re-design of the proposed development to address the above outlined concerns, specifically reducing the height to sit below the ridge line of the existing dwelling, either providing a separation from adjacent property or re-locating the two storey element away from the sensitive party boundary and amending the fenestration to reduce the potential for overlooking. It is incumbent on the Applicant to demonstrate that the proposed two storey element would not have an adverse impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. A failure to demonstrate this may result in permission being refused for the proposed development or the two storey element being omitted by condition.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Elevational Amendments

The proposed side and rear extensions will result in the following elevational amendments:

- Front elevation – The addition of 2 No. new windows.
- Side (southern) elevation – A new entrance door, 2 No. small windows, a glazed door, a narrow vertical window and a large window at ground floor level and 2 No. windows at first floor level.
- Rear (western) elevation – The addition of 2 No. large and 1 No. small window at ground floor level and 3 No. Juliette balconies at first floor level.

Whilst in principle the elevational amendments to the front and side (southern) elevation are acceptable, a concern arises in relation to the addition of a second entrance to the dwelling. No justification or rationale has been offered by the Applicant. It is considered that the second entrance could give rise to the potential for the dwelling to sub-divided into 2 No. dwellings. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to revise the design of the subject scheme to omit the second entrance.

A significant concern arises in relation to the potential for the first floor level windows to the rear elevation to overlook the adjacent properties is significant. In this regard, the proposed rear extension requires re-design (as previously outlined above) to protect the amenity of adjacent properties. In re-designing the proposed rear extension, the Applicant should have regard to the potential for the proposed fenestration to overlook adjacent properties.

Private Amenity Space

According to the drawings provided by the Applicant sufficient private amenity space remains, thus the minimum private open space requirement is achieved for a house of this size as outlined in Table 3.20 of the Development Plan.

Overall, it is considered that the Applicant has not satisfactorily demonstrated that the proposed development would not have an adverse impact on the visual and residential amenity of adjacent properties. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed development to address the above outlined concerns and to ensure adherence to the content of the South Dublin House Extension Design Guide (2010) and the policies and objectives of the South Dublin County Development Plan 2022-2028.

Green Infrastructure

The subject site is not located within a Core Area or Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). The development will not result in a significant loss of any grassland or permeable surfaces.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced. Should permission be granted for the proposed development, it is considered appropriate that standard drainage **CONDITIONS** should be attached relating to water supply, surface water and foul water drainage.

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 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 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 an extension to an existing 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.

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 whilst the single storey side extension is generally considered acceptable, the design, bulk, and scale of the two storey element to the rear requires significant re-design to ensure the protection of the visual and residential amenity of adjacent properties and the surrounding streetscape.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. The Applicant is requested to provide revised Site Layout, Plan, Sectional and Elevational drawings to address the following discrepancies and deficiencies:
 - (i) An Existing and Proposed Site Layout Plan at 1:500 showing the full detail of the surrounding context of the subject site to facilitate a complete assessment of the potential impact of the proposed development on the visual and residential amenity of surrounding properties. The detail shown on the existing and proposed site layout plans should adhere to the requirements set out in Section 23(1)(a) of the Planning and Development Regulations 2001-2021 (as amended).
 - (ii) Coordinated Proposed Floor Plan and Elevational drawings to accurately reflect the proposed fenestration pattern and elevational treatments.

2. The Applicant is requested to provide revised Site Layout, Plan, Sectional and Elevational drawings to demonstrate the following revisions to the proposed development:
 - (i) Provide a single entrance to the dwelling, by either omitting the proposed entrance or removing the existing front entrance.
 - (ii) Lower the height of the proposed two storey element to sit at least 100mm below the ridge line of the existing dwelling.
 - (ii) Re-design the proposed two storey element to mitigate against the potential for overshadowing and overbearance. The Applicant should either provide a minimum of 1m separation distance from the party boundary per 3m of proposed height or the two storey element could be re-located towards the less sensitive southern boundary.
 - (iii) Provide a more appropriately designed fenestration pattern at first floor level by omitting the proposed Juliette balconies.

The re-designed proposal will be subject to a complete assessment regarding the potential adverse impact to the visual and residential amenities of the adjoining properties and adjacent streetscape . It is incumbent on the Applicant to demonstrate that the proposed two storey element would not have an adverse impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. A failure to demonstrate this may result in permission being refused for the proposed development or the two storey element being omitted by condition.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

3. The Applicant is requested to provide a detailed Drainage and Water Services Infrastructure plan for the proposed development. The Plan should include details of the drainage and water connections and should include Sustainable Urban Drainage Systems (SuDS) design measures. In designing the SuDS measures, the Applicant should have regard to the Sustainable Drainage Explanatory Design Guide (2022), a copy of which is available on the South Dublin County Council website.

Additional Information

Additional Information was requested on 14th December 2022.

Additional Information was received on 3rd May 2023.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 3rd May 2023:

- Cover Letter prepared by Patrycja Rogala Architect Limited dated 20th April 2023.
- Drawing No. PLA-1001 – Existing Site Plan.
- Drawing No. PLA-2001 – Proposed Site Plan.
- Drawing No. PLA-1002 – Existing Plans.
- Drawing No. PLA-2002 – Proposed Plans.
- Drawing No. PLA-1003 – Existing Elevations.
- Drawing No. PLA-1004 – Existing Elevations.
- Drawing No. PLA-2003 – Proposed Elevations.
- Drawing No. PLA-2004 – Proposed Elevations.
- Drawing No. PLA-1005 – Existing Section.
- Drawing No. PLA-2005 – Proposed Section.
- Drawing No. PLA-1106 – Existing Street Perspective Contextual View.
- Drawing No. PLA-2106 – Proposed Street Perspective Contextual View.
- Drawing No. PLA-2107 – Proposed Side Street & Rear Contextual Views.
- Drawing No. PLA-1104 – Existing Winter Solstice Study – 11am.
- Drawing No. PLA-1105 – Existing Winter Solstice Study – 6pm.
- Drawing No. PLA-2104 – Proposed Winter Solstice Study – 11am.
- Drawing No. PLA-2105 – Proposed Winter Solstice Solar Study – 6pm.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

- Drawing No. PLA-1102 – Existing Spring/Fall Equinox Solar Study – 11am.
- Drawing No. PLA-1103 – Existing Spring/Fall Solar Study – 6pm.
- Drawing No. PLA-2102 – Proposed Spring/Fall Equinox Solar Study – 11am.
- Drawing No. PLA-2103 – Proposed Spring/Fall Equinox Solar Study – 6pm.
- Drawing No. PLA-1100 – Existing Summer Solstice Study – 11am.
- Drawing No. PLA-1101 – Existing Summer Solstice Study – 6pm.
- Drawing No. PLA-2100- Proposed Summer Solstice Study – 11am.
- Drawing No. PLA-2101 – Proposed Summer Solstice Solar Study – 6pm.
- Met Eireann Rainfall Depth data.
- Civil Engineering Report prepared by WP Consulting Engineers Limited.
- Infiltration Test prepared by Stingray Environmental Engineering.

The Additional Information provided by the Applicant will be assessed below in the context of the 3 No. Additional Information Items requested by the Planning Authority on 14th December 2022:

Additional Information Item No. 1

In response to Additional Information Item No. 1, the Applicant has provided revised Site Layout, Plan, Sectional and Elevational drawings

The revised Site Layout Plan fully details the surrounding context of the subject site and adheres to the requirements set out in Section 23(1)(a) of the Planning and Development Regulations 2001-2021 (as amended). The proposed floor plan and elevational drawings have been revised to accurately reflect the proposed fenestration pattern and elevational treatments.

The revised drawings provided by the Applicant successfully address Additional Information Item No. 1.

Additional Information Item No. 2

The Applicant's Response to each element of Additional Information Item No. 2 is outlined below, along with an assessment of each item.

- (i) The front entrance to the original cottage has been omitted and replaced with a window to match the existing ope.

The omission of the existing entrance successfully addresses the requirement of item (i).

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

(ii) In response to Item (ii) the Applicant has outlined the following:

'We are demonstrating on the attached 3D Visuals, how new roof is set back from the existing cottage, and does not at all make any connection. Rear extension and its roof are constructed independently. Distance between new roof ridge of the flat roof and hip, and existing cottage roof is 4320mm. We are showing 3D street view from the eye level, new extension will not be visible above existing cottage roof. Both front view and view approaching from the laneway leading to No. 7 A & B in reality it will be 830mm higher than existing cottage ridge line and 895mm lower than the top of the chimney. Drawings show that there is no negative impact on the new roof to existing cottage or neighbour properties'.

The following extract from the House Extension Design Guide (2010) is of relevance:

'Respect the appearance and character of the house and local area;

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.'

The Applicant's contention that the new extension would not be visible above the existing cottage roof is not accepted. The 3D visualisations and elevational drawings demonstrate that the 830mm increase in height will be clearly visible from the adjacent public realm. This is considered unacceptable to the Planning Authority considering the resultant impact on the appearance and prevailing character of the prominent streetscape along Knocklyon Road.

In considering the potential impact of the proposed development on adjacent properties and the surrounding streetscape, the below extracts from the South Dublin County Development Plan 2022-2028 are of particular relevance:

'Section 6.8.2 Residential Extensions

*Policy H14: Support the extension of existing dwellings **subject to the protection of residential and visual amenities.***

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 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'. [Emphasis Added]

It is considered that the height, bulk and scale would result in a visually prominent development which would have an unacceptable impact on the visual amenity and character of the adjacent streetscape and would therefore fail to protect the residential and visual amenities of adjacent properties and the surrounding streetscape. In this regard it is considered that the proposed development would be contrary to Sections 6.8 and 12.6.8 and Policy H14 Objective 1 of the South Dublin County Development Plan 2022-2028.

- (iii) The revised design presented in the Additional Information submission demonstrates an increase of 1m in the separation distance between the two storey element of the proposed extension and the party boundary. Whilst this is considered to be a positive evolution in the design of the proposed development, it is noted that the height of the proposed two storey element is approximately 5.6m and, as such does not adhere to the content of the South Dublin House Extension Design Guide (2010), which states that:

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved'.

Having regard to the proposed height of the two storey element, the separation distance to adjacent properties and the above outlined extract from the South Dublin House Extension Design Guide (2010), it is considered that the proposed development would have an adverse impact on the visual and residential amenity of the subject site, adjacent properties and the surrounding streetscape.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

- (iv) The previously proposed Juliette balconies have now been omitted and replaced with windows with a higher cill height. It is considered that the revised rear elevation represents a more appropriate fenestration pattern. However, owing to the design, bulk and scale of the proposed extension and the addition of fenestration at first floor level concerns remain regarding the potential to overlook adjacent properties.

Having regard to the applicant's failure to fully address Additional Information Item No. 2, specifically that the proposed height remains at a level which would have a significant impact on the visual character of the streetscape and the amenity of adjacent properties. Furthermore, considering the proposed layout and design of the rear extension, it is not considered that the issues raised can be resolved by condition but rather a fundamental redesign is required.

Accordingly, the proposed development would be contrary to Sections 6.8 and 12.6.8 and Policy H14 Objective 1 of the South Dublin County Development Plan 2022-2028 and therefore permission for the proposed development should be **REFUSED**.

Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has provided a Civil Engineering Report prepared by WP Consulting Engineers Limited, Infiltration Test prepared by Stingray Environmental Engineering and Met Eireann Rainfall Depth data.

The Drainage and Water Services Department have assessed the Applicant's Additional Information submission, with their Report noting that in this instance the proposed soakaway appears to be sufficient based upon the percolation test results and Engineering Report. In this regard it is considered that Additional Information Item No. 3 has been satisfactorily addressed.

Conclusion

It is considered that the design, bulk and scale of the proposed development would be out of character for the area and would represent a haphazard form of development which would have a significant visual impact on the receiving context, including the introduction of a visually prominent structure along Knocklyon Road, which although located behind the building line, would be visible from the streetscape owing to the height rising approximately 0.8m above the ridge height of the existing dwelling. The proposal also has the potential for an overbearing to the adjacent residential properties resulting in an impact on their residential amenity and would fail to comply with Sections 6.8, 12.6.8 and Policy H14 Objective 1 outlined in the South Dublin County Development Plan 2022-2028. Having regard, to the nature and scale of the proposal and the resultant impact on the adjoining residential properties and the surrounding streetscape, it is considered that it would not accord with the proper planning and sustainable development of the area and, as such, permission should be Refused.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. The proposed two storey rear extension by virtue of the design and height , which sits approximately 0.8m above the ridge height of the existing dwelling, would represent a visually prominent form of development relative to its immediate receiving environment and would have an unacceptable visual impact on the adjoining streets, create haphazard, disorderly and piecemeal development that would be unacceptably injurious to the visual amenities of the area. The proposed development would therefore be contrary to Section 6.8 and Policy H14 Objective 1 of the South Dublin County Development Plan 2022-2028 and the content of the South Dublin House Extension Design Guide (2010) and, therefore, would be contrary to the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0619/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0469

LOCATION: 6, Knocklyon Cottages, Knocklyon Road, Dublin 16



**Conor Doyle,
Assistant Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date: 30/05/2023


**Colm Harte,
Senior Executive Planner**