

DEPUTY PLANNING OFFICER

APPLICATION NO.	3370/16
PROPOSAL	Permission for the removal of out building to rear, construction of part single storey/part two storey extension to front, side and rear of existing semi-detached dwelling including; rooflights, conversion of garage, alterations to all elevations, new bay window to front, new dormer window to rear, widening of existing vehicular entrance off Castle Grove, and all associated works to facilitate the development.
LOCATION	30, Castle Grove, Clontarf, Dublin 3
APPLICANT	James Nohilly
DATE LODGED	20-Jul-2016
ZONING	
APPLICATION TYPE	Permission

DM/sob

12/09/16

Site notice: in place

Pre Planning Meeting(s): None recorded

Zoning

The site is located in an area zoned objective 'Z1' Sustainable Residential Neighbourhood 'to protect, provide and improve residential amenities.'

Site Description

The site, which has a stated area of 438.4m², is located to the northern side of Castle Grove

The site accommodates a hip-roofed 2-storey semi-detached dwelling with a hipped roofed subordinate 1st floor side wing set over the flat roofed side wing garage.

The neighbouring semi-detached dwelling does not appear to have been extended.

Proposal

Planning Permission is being sought for:

- removal of out building to rear,
- construction of part single storey/part two storey extension to front, side and rear of existing semi-detached dwelling including;
- rooflights,
- conversion of garage,

REP1letter

- alterations to all elevations,
- new bay window to front,
- new dormer window to rear,
- widening of existing vehicular entrance off Castle Grove, and
- all associated works to facilitate the development.

Valid Site Planning History

None recorded on APAS

Nearby @ 14, Castle Grove
2347/12

PP GRANTED for construction of first floor extension to side over existing Garage and extension and conversion of attic to contain Bedroom, Study and Bathroom, with two no. dormer windows to rear, two no. velux rooflights to front, one no. velux rooflight to side and two no. Solar panels to front, removal of existing chimney stack to side and widening of existing driveway.

Observations:

Prescribed Bodies: None
3rd parties: None

Interdepartmental Report

Drainage Division: No objections subject to conditions.
RTPD (Roads):

Planning Assessment

2011-2017 Development Plan Residential Standards

17.1.1	Design
17.9.1	Residential Quality Standards
A1, 2.	Aspect, Natural Lighting, Ventilation and Sunlight Penetration.
17. 9.8	Extensions & Alterations to Dwellings
17.40.7	Layout of Car Parking Spaces
Appendix 8	Roads Standards for Various Classes of Development
Appendix 25	Guidelines for Residential Extensions

Evaluation

The proposed development would be permissible with regard to the 'Z1' Sustainable Neighbourhood Residential Zoning.

Design & Integration

The Development Plan requires that extensions/amendments respect the existing character of the main dwelling - which it is considered is best achieved by adopting the subordinate approach to their form. The close replication of roof profiles, detailing, window proportions and finishes etc also contribute towards design continuity especially where the addition is prominent within the public realm. The Development Plan also notes that dwellings were previously designed as set pieces and not in anticipation of future modification.

In this instance the applicant is proposing an integrated side extension – i.e. one matching

the heights of the existing eaves and ridgeline, as well as being aligned with the primary front 1st floor building line - rather than the subordinated approach as illustrated in Appendix 25. Also as shown the development will terrace with No.28 to the west – with an inevitable future requirement for an upstanding flank parapet despite what is depicted. There is no major precedent for allowing integrated side extensions and terracing of semi-detached dwellings. An integrated proposal for No. 14 Castle Grove was amended in a similar manner (Reg. Ref. 2347/12 etc refers).

It is therefore recommended that the side extension be conditioned so as to be set back from front building line at 1st floor, set down proportionally from the ridgeline, and set off the party boundary as much as possible and to reapply the proposed vestigial roof overhang to the side elevation. (The 3-D drawing shows a full eaves projection apparently overhanging the 3rd party boundary)

The proposed rear dormer is a relatively modest structure and will not potentially terrace with any future neighbouring dormer.

It is recommended that the rear 1st floor extension projection is fitted instead with a gabled-roof profile to reduce its impact on adjoining outlook.

The proposed attic space has a number of subdivisions which are stated as being for either store or storage, but a double bed is also indicated on the floorplan

The widening of the existing vehicular gateway will not be overly noticeable within the streetscape.

Access to Daylight & Sunlight

The Development Plan's residential development standards for extensions/amendments requires that they have regard to the amenities of adjoining properties including the need for light, and that they have no unacceptable effect occupants of adjacent buildings access to daylight and sunlight . It is noted that national planning guidance and DCC recommend various best practice guidance such as the BRE's *Site Layout Planning for Sunlight & Daylight* (revised 2011) and BS8206-2-2008 to assess such impacts. Also it is noted that loss of outlook can be synonymous with loss of daylight.

It is considered that the proposal will have no significant impacts on adjoining 3rd parties' access to daylight and sunlight. While the extensions seem to be just within the tolerances of the BRE's 45-degree daylight obstruction test regarding such impacts on the nearest 3rd party ground floor windows it is recommended that the parapet levels of the ground floor element be kept as low as possible and that the 1st floor rear return is hipped

Overlooking

The Development Plan's residential development standards for extensions/amendments require that they have regard to the amenities of adjoining properties including their need for privacy. The Development Plan recommends a setback of 22m from 1st floor windows to 3rd party elevations opposite. Therefore there should be an 11m setback distance from such opes to 3rd party boundaries as is sought by the P&D Regs for above-ground floor windows in exempted residential extension. The DoECLG's 2009 *Urban Design Manual* however recommends the use of obviation measures – so long as such treatments do not unduly affect access to daylight.

In this instance the new rear 1st floor opes will be over 18m away from the rear boundary. The rear dormer will be further away again.

There may be potential for the proposed rooflights to the proposed rear ground floor elements to allow 3rd party overlooking into the extended volume but the onus should be on

the applicant to treat them as required.

Private Open Space

The Development Plan requires a provision of 15m² of private open space per bedspace. Such space should be usable also. In this instance it is considered that post development there will still be sufficient usable open space to serve the extended development.

Traffic/Access/Parking

The proposed widening of the vehicular gateway does not exceed the Development Plan's 3.6m maximum for same.

The RTPD comment as follows:

The proposed development is located at Castle Grove Clontarf. Permission is sought for an extension to the existing dwelling and for widening of front garden entrance to 3.6m. This division has no objection to the works.

Appropriate Assessment

It is noted that site is not located within or adjacent to any Natura 2000 site and is located in built up urban lands with the proposed development connecting to the existing drainage network – with no objections from the Drainage Division. As such is considered that project on its own and in conjunction with other projects or plans will not have a significant negative impact on the nearest Natura 2000 sites.

Conclusion/ Recommendation:

The proposed development is considered consistent with the Dublin City Development Plan 2011-2017 and with the proper planning and development of the area. It is recommended that permission be granted subject to the following conditions:

Conditions

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The developer shall pay the sum of €5,728.32 to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority as provided for in the approved Section 48 (Planning and Development Act 2000 as amended) Contribution scheme for Dublin City Council.

The amount due is payable on commencement of development. Phased payment of the

contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The external finish shall match the existing house in respect of materials and colour.

Reason: To protect existing amenities.

4. The development shall be revised as follows:

a) The 1st floor side extension shall be amended such that:

i. The front of the proposed side extension shall be set back by a minimum of 500mm from the primary front building line.

ii. The side extension shall be set back at least 150mm from the common side boundary

iii. A proportional set down from the primary ridgeline line shall be provided;

iv. A roof overhang shall be replicated for the side extension – which can be a vestigial version;

v. The roof pitch of the side extension shall match that of the main roof;

vi. The proposed eaves height shall be no higher than the existing eaves height;

vii. At least the 1st floor of the proposed new front 2-storey bay feature shall be omitted, with the resultant recessed front 1st floor opening to be proportionally arranged with the existing 1st floor openings.

b) The rear 1st floor extension shall have a hipped gable elevation and the ground floor parapet levels shall be kept as low as possible

c) The 2nd floor side rooflight shall be permanently fitted with opaque glazing and shall be placed as flush as possible with the roofplane.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings:-

Reason: In the interests of orderly development and visual amenity.

5 The requirements of the Roads & Traffic Planning Division shall be undertaken as follows:

a) Footpath and kerb to be ditched and widened entrance to be provided to the requirements of Roads Maintenance Department.

b) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

c) The developer shall be obliged to comply with the requirements set out in the Code of

Practice.

Reason: in the interests of traffic safety

6. The requirements of the Drainage Division shall be undertaken as follows.

a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.

c) The development shall incorporate Sustainable Drainage Systems in the management of stormwater.

d) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, ect. Are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interests of public health

7. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

8. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

9. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

10. During the construction and demolition phases, the proposed development shall comply with British Standard 5228 " Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control."

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.