

## **1903/P8 - Proposed infill residential dwelling at 4 Rockville Drive, Glenamuck**

### **1. PROPOSED DEVELOPMENT**

It is proposed to construct a new detached two storey dwelling, with vehicular access directly off Rockville Drive. The proposal is to share the vehicular entrance with the existing property at 4 Rockville Drive and introduce 2 delineated parking spaces by means of demarked permeable paving. One space for the existing property, and a second for the proposed unit. There will be private open space to the front, side, and rear of the dwelling. Externally, the walls will be finished in render to match the adjacent terrace, with brick accent at the entrance as passive wayfinding, and tiled pitched roof to match the adjacent terrace in materiality and height. All existing boundaries with 4 and 5 Rockville Drive are to be retained.

### **2. SITE LOCATION AND DESCRIPTION FOR 1903/P8**

The site is located to the side of an existing end of terrace house on a corner site along on Rockville Drive. The site was the side garden of the existing end of terrace house at 4 Rockville Drive. The site is located in an established residential area at the end of a cul-de-sac. The site is at the end of a terrace before the next terrace, 5 to 8 Rockville Drive, turns and runs perpendicular to the existing terrace of 1 to 4 Rockville Drive. The proposal is to construct a detached house that will match the immediately adjacent 4 Rockville Drive in material selection and ridge heights. The houses on the southern boundary, 5 to 8 Rockville Drive are at a slightly higher level. The existing site can be described as wedged shaped, at its most narrow at the road boundary and then increasing in width as it approaches the rear boundary.

### **3. ZONING AND OTHER OBJECTIVES**

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective A, which seeks *'To provide residential development and improve residential amenity while protecting the existing residential amenities.'*

The following policy is relevant to development of this type:

Chapter 2 – Neighbourhood - People, Homes, and Place  
Section 2.3.1.2 Policy PHP19: Existing Housing Stock - Adaptation

Chapter 3  
3.4.1.1 Policy Objective CA5: Energy Performance in Buildings  
3.4.1.3 Policy Objective CA7: Construction Materials  
3.4.2.1 Policy Objective CA10: Renewable Energy  
3.4.2.4 Policy Objective CA13: Solar Energy Infrastructure  
3.4.3.2 Policy Objective CA17: Electric Vehicles  
3.4.4.1 Policy Objective CA18: Urban Greening

Chapter 12 – Development Management.  
Section 12.2.1 Built Environment  
Section 12.3 Neighbourhood - People, Homes, and Place  
Section 12.3.7- Additional Accommodation in Existing Built-up Areas  
Section 12.3.7.5 Corner/ Side Garden Sites  
Section 12.3.7.7 Infill  
Section 12.3.8 Additional Accommodation in Existing Built-up Areas  
Section 12.3.9 Demolition and Replacement Dwellings

Section 12.4 Transport  
 Section 12.4.5 Car Parking Standards  
 Section 12.4.6 Cycle Parking  
 Section 12.4.8 Vehicular Entrances and Hardstanding Areas.  
 Section 12.4.8.1 General Specifications  
 Section 12.4.11 Electrically Operated Vehicles  
 Table 12.5 Car Parking Zones and Standards  
 Section 12.8.6.3 Green Roofs /Blue roofs  
 Section 12.8.3.3 Private Open Space  
 Section 12.8.3.3(i) Private Open Space for Houses  
 Section 12.8.7.1 Separation Distances

**KILTIERNAN/GLENAMUCK LOCAL AREA PLAN 2013 (as extended)**

The applicant site is also identified as part of Land Parcel 29a and b of the Kiltiernan Glenamuck Local Area Plan 2013.

The specific planning guidelines for this land parcel are identified on Page 91 of this Local Area Plan and states –

ISSUE	DEVELOPMENT PARCEL
	<b>29 a &amp; b</b>
<b>ZONING</b>	Objective A
<b>GROSS AREA (HA)</b>	6 (29a); 0.3 (29b)
<b>NET AREA (HA)</b>	
<b>TYPE OF DEVELOPMENT</b>	Residential infill only. Comprises Glenamuck Cottages enclave and Council owned site at Rockville Drive.
<b>USES TO BE SPECIFICALLY ENCOURAGED</b>	Housing (and/or affiliated use) to be accommodated/facilitated on site (29b) previously occupied by the communal septic tank system. (This use is subject to appropriate decontamination procedures, if required, and as appropriate.)
<b>USES TO BE DISCOURAGED</b>	
<b>DENSITY / PLOT RATIO</b>	
<b>HEIGHT</b>	One storey on sites on the southern side of roadway. One storey with split-level element to the rear (where feasible) on the northern side of the roadway. Two storeys at Rockville Drive.
<b>BUILDING MATERIALS</b>	Black slate tiles (or the like) for roofing material.
<b>ARCHITECTURAL STYLE SPECIFICATIONS</b>	To acknowledge the vernacular style of the current mostly single storey cottages in the enclave. Contemporary designs are welcomed, however these to complement in-situ building fabric and streetscape. Paint colours to be pale in colour (preferably white, pale cream or yellow).
<b>SERVICING ISSUES</b>	Serviced by main contract of Kiltiernan/Glenamuck Water & Sewerage SLI Scheme
<b>SPECIAL CONDITIONS</b>	
<b>OTHER COMMENTS</b>	

Pursuant to Chapter 10 of the LAP (Local Area Plan), the Planning Authority notes that residential development more than 700 units (Phase 1) for the overall LAP lands shall require the completed construction of Glenamuck District Distributor Road Scheme roads. The Planning Authority note however that the subject site is not located within any of the Phasing areas (i.e., it is located outside of areas identified as A, B and C of the LAP Phasing Map) and therefore not subject to the associated development restraints in this regard.

#### **4. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA**

A need for additional housing has been identified in the subject area by Dun Laoghaire Rathdown County Council. The proposed development provides for an additional dwelling within an established residential area. The proposal is for a 93.3sqm detached two-storey dwelling to the northeast of no.4 Rockville Drive. This dwelling would be located within the side garden of no.4 and have vehicular and pedestrian access through a shared vehicular entrance to the front.

As regards the building footprint and layout, the front porch of the proposed dwelling protrudes slightly outwards from the front building line, however, it is considered minor in scale and in keeping with the curve of the cul-de-sac layout.

The scale, level of fenestration and overall design of the proposed dwelling is in keeping with the surrounding area. There are no proposed overlooking windows. The scale and set back of the dwelling have ensured no undue overshadowing or overbearing.

With regards to standard of accommodation, section 12.3.4.2 of the Development Plan 2022-2028 requires that the minimum size of habitable rooms for houses shall conform with the appropriate National guidelines/ standards, including the minimum dimensions as set out in 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)'. The proposed 3-bedroom (5 persons) two storey dwelling with 93sqm exceeds the target set by the 2007 Guidelines of 92 sqm. The proposed dwelling also exceeds the room sizes and storage provision established by the Guidelines. It is therefore considered acceptable, in relation to standards of accommodation.

The Planning Authority notes that c.140sqm of private amenity space would be provided on site, which exceeds the private open space requirements for a proposed 3-bedroom dwelling and is therefore acceptable.

In conclusion, the use and density proposed are acceptable in principle and accord with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

#### **5. APPROPRIATE ASSESSMENT (AA) SCREENING**

The proposed development has been screened for AA (APPROPRIATE ASSESSMENT) (report on file) and it has been determined that the development for the construction of 1 infill dwellings to the rear of the site would not significantly impact upon a Natura 2000 Site.

#### **6. ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING**

Having regard to the nature and scale of the proposed development, which comprises of construction of 1 no. infill dwellings in a fully serviced urban location, it is considered that 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 as such a screening determination is not required.

**7. RECOMMENDATION:**

The proposed development is considered to be in accordance with the provisions of the 2022-2028 Dun Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area.

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Acting Senior Planner: Michelle Breslin

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