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### SDCC Family Flat - Semi-Independent Living development Pre Planning Guidance

An independent living unit or 'family flat' is used to temporarily accommodate the genuine needs of a member of the immediate family, often an elderly parent, who while they have the ability and desire to live independently, require to live close to their family for additional care and support.

The construction or conversion of part of an existing dwelling into a 'family flat' or Semi-Independent Living unit will only be permitted where the development complies with the following requirements:

- The need for the unit has been justified and is for the use of a close family member.
- The unit forms an integrated part of the structure of the main house and is directly linked to the main house – Only in very exceptional circumstances will the conversion of an existing detached garage / store etc be considered.
- The unit is modest in size and in particular, it shall not exceed 49% of the floor area of the main dwelling and shall not have more than 1 bedroom;
- The unit shall not be sold or let (including short-term letting) as an independent living unit and the existing private amenity space /garden shall not be sub-divided;
- The structure must be capable of being functionally re-integrated into the main house when its usefulness as an independent living unit has ceased. Permission for such units may be restricted to a period of 7 years, after which it must revert to a use ancillary to the main house (e.g. garage, store, hobby room) unless permission has been secured for its continuation as an independent unit for another period.
- The design criteria for dwelling extensions have been provided for.

The information / documentation that should be submitted with the planning application for a family flat / semi-independent living unit should include:

- Details of the proposed occupant and their relationship to the householder,
- Information explaining why the unit is required. Such information should only include a medical summary without detailed medical or personal details from GP (or similar professional) of the intended resident of the unit supporting a medical condition and requirement/ need to move from current place of residence.
- Details of the unsuitability of the current place of residence for the proposed occupant's needs and why this residence is unsuitable to meet their needs.

Other matters that need to be considered and fully addressed where relevant are contained in the Pre-Planning Guidance No 16 regarding 'Domestic Extension or Side Garden Development'.

Applicants should consult the South Dublin County Council House Extension Design Guide and Section 2.4.2 of the South Dublin County Council Development Plan 2016 - 2022 before finalising any planning application for a family flat or Semi-Independent Living unit.

#### **Applying for Planning Permission:**

In order to apply for planning permission you will need to complete a planning application form which is available from South Dublin County Council's offices or can be viewed on line at <http://www.sdcc.ie/services/planning/planning-applications/make-a-planning-application>. The Council's website also provides a checklist of the plans and information that you will need to submit for a valid application. Supporting documentation for 'family flat' or Semi-Independent Living should be included with the application. Following the receipt of a valid application, the Planning Authority will normally make a decision within 8 weeks.