

# 16

## SDCC Domestic Extension or Side Garden Development Pre Planning Guidance

The Council has prepared this House Extension and Side Garden Pre-Planning guidance to supplement policies and objectives in the County Development Plan and to provide advice on how to adequately prepare a planning application for such development. The following matters **need to be considered and fully addressed where relevant** to establish and confirm on plans to be submitted:

- Whether there are any watermains, sewers, soakaways, electricity, gas or other services within the curtilage or immediately outside a dwelling. Their location must be established and precisely illustrated on plans of a scale not less than 1:500 referenced to the Irish national grid.
- All garden levels, existing and proposed along with the ground level of all the adjoining properties.
- The closest neighbouring properties in relation to the proposed extension and where are the nearest windows and doors in these neighbouring properties.
- The type of site boundaries that exist between the adjoining properties, and any new boundaries proposed.

Irrespective of size all extensions shall comply with Part H of the Building Regulations. It is important to ensure and confirm that not only does an extension or other habitable or side garden development have good access to daylight and sunlight, but also that any such development through its location or height, will not significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties or severely overshadow them. Good levels of natural light are particularly important in the habitable rooms of a house such as kitchens, living rooms, conservatories and bedrooms as well as any private external patio or sitting-out area located to the rear of the house or adjoining properties. The Planning Authority may require a full shadow analysis to be submitted to confirm and assess any potential impact on daylight and sunlight from a proposed development. If the assessment demonstrates that the proposed extension will result in significant overshadowing or loss of light to habitable rooms in the adjoining dwelling, a redesign to reduce impact would be advisable or required.

Other matters that should be addressed in any planning application are;

- Distinguish on plans to be submitted all walls, fences or other structures that are to be kept, modified or removed. No part of an extension or other proposed development including foundations, gutters, drainage pipes, or eaves should cross, overhang or oversail the boundary with neighbouring properties unless the neighbours have given in advance written agreement to such encroachment.
- Confirm whether any significant trees, shrubs or hedges on the site to be retained or removed. Advice on tree and hedge species suitable for the particular garden size and soil condition should be available from garden centres and general guidance is available from many websites.
- The adequacy of private garden open space required under the Development Plan provisions. It is important that the occupants of both the proposed development and neighbouring properties enjoy reasonable levels of privacy in their homes and gardens, and so careful consideration needs to be given to the location of new windows and screening.
- Indicate whether any street trees or grass verge, utility service close to the property to be retained, removed or modified. You may need to consult with the Council's Roads or Parks Sections or any utility provided before finalising a planning application.
- For conversion of attic space into a room to meet living space determine and confirm on plans to be submitted sufficient space and height in the attic and enough head height to install a staircase
- Confirm the adequacy of access to and provision for storage space for bins, bicycles etc.
- Demonstrate the off-street space needed for car parking within the site along with adequacy of access and circulation of vehicles that may need to access and use such space.
- Ensure that adequate provision has been made for home security.
- Identify if there has been a previous extension or any other relevant history of the site.
- Clarify on plans the other things that may be done in conjunction with the proposed development - such as replacing a boiler or inserting solar panels etc.

Applicants should consult the South Dublin County Council House Extension Design Guide before finalising any planning application. It is Council policy that all extensions shall comply with the guidance in this guide. It is also Council policy that provision be made for sustainable urban drainage systems for any extension (SUDS).