

Case No. 312560. No.1 Palmerston Road, Rathmines, Dublin 6.

For the Attention of the Board.

I refer to the Board's Direction dated 5th May 2022 in which there is a request for further assessment of residential amenity issues for consideration at a further Board meeting. Residential amenity issues are considered further below and should be regarded as supplementary to and read in conjunction with the original report.

For both Option A and Option B it is agreed with the planning officer that satisfactory standards are achieved in the proposal. Having regard to the guidance within *Sustainable Residential Development in Urban Areas- Guidelines for Planning Authorities* and the accompanying *'Urban Design Manual'*, DOEHLG, 2009. (SUD Guidelines.) The total floor area at 90.7 square metres exceeds the minimum size of eighty square metres required for a two double bedroom dwelling in which floor to ceiling heights are sufficient and which is dual aspect. The internal layout is also satisfactory the main living space at 31.6 square metres just exceeding the minimum size of thirty square metres, and with there being adequate sizes for the bedrooms and storage space.

While the proposed private open space which is to be located between the proposed dwelling footprint and boundary with the rear garden area to be retained the existing dwelling, exceeds the minimum requirement of ten square metres per bedspace, it has a shortfall of 1.5 metres having regard to the minimum required depth of 7.5 metres. However, it is agreed with the planning officer that the configuration is such that it has high quality amenity value and sufficient sunlight. It will also benefit from direct pedestrian access from the lane via a gate in the wall.

As regard residential qualitative standard for adjoining properties at No 1 Palmerston Road, the western end of which adjoins space within the site of No 2 Palmerston Road on which a garage structure is located, it is considered that there is more than adequate rear garden private open space retained. It has a depth in excess of twenty metres beyond the rear building line of the house and provides for high quality amenity potential

and sunlight for occupant. The proposed dwelling, the footprint of which adjoins the garage structure within the property at No 2 Palmerston Road would not adversely affect the amenities of this space and it is of note that the proposed house is to be located to the east of the garage structure which the appellant party may replace with a studio at a future date. It is not anticipated that an undue change in access to sunlight and daylight to the gardens at No 2 would arise, it being of note that the dwelling footprint is to the north and northeast.

With regard to concerns as to overlooking potential, it is fully agreed with the planning officer that subject to the omission of the two upper level, west elevation windows as required under condition no 4 (a) attached to the planning authority's decision, so as to protect the development potential at No 2 Palmerston Park, no undue overlooking of adjoining parties would occur. This issue is addressed under Condition No 4 included in the original report.

In view of the foregoing, it is recommended that permission be granted, based on the reasons and considerations and subject to the conditions included in the original report.



Jane Dennehy
30th August 2022.