

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Chapter 14 - Development Management Standards

Motion from Councillor Tom O'Leary: 81940

Policy on Granny Flats Increase Size to 75m² (currently 60m²)

That this Council resolves that the various references to the size of "granny flats" in the development plan be increased slightly from 60m² to 75m² and that the plan and any appendices be amended accordingly.

REPORT:

The content of the motion, seeking to increase the size of family flat accommodation from 60sq.m to 75sq.m.

3.5.13.2 of the Draft Plan relates to Family Flats.

Family flats are a means of providing additional accommodation with a level of independence for an undefined temporary period of time. Family flats allow for semi-independent accommodation for an immediate family member (dependent on the main occupants of the dwelling). Applications for family flats will be considered favourably subject to criteria set out in Chapter 14 Development Management Standards.

In this regard, Policy SPQHP41 states

'Support the provision of family flats on suitable sites within established residential areas subject to specific design criteria'.

In addition, Objective SPQHO45 states–

Family Flats Ensure family flats: "

- *Are for a member of the family with a demonstrated need.*

- *When no longer required for the identified family member, are incorporated as part of the main unit on site.*
- *Do not exceed 60 sq m in floor area.*
- *Comply with the design criteria for extensions, as above.*

In addition, Section 14.10.3 of the Draft Plan also refers to Family Flats.

It is considered that an upper limit of 60sq.m. is sufficiently sized to cater for residential needs, noting that the accommodation is ancillary to the primary dwelling and is in effect an extension of the family home which must ultimately revert to forming part of the main dwelling when no longer required for the stated function. By way of comparison, the minimum floor area for a One Bedroom Apartment unit as set out in the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2020* is 45 sq. m. with the minimum area of a studio being 37sq.m.

Accordingly, it is considered that a limit of 60sq.m. is appropriate and allows sufficient scope to cater for the accommodation concerned.

RECOMMENDATION:

No change to the Draft Plan.