

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1505/21

Reg. Reference: SD21B/0216

Application Date: 14-Apr-2021

Submission Type: Additional
Information

Registration Date: 22-Oct-2021

Correspondence Name and Address:

Paul O'Connell & Associates 8, Beech Grove, Lucan,
Co. Dublin

Proposed Development:

Removal of part of the existing two storey dwelling at the side and the single storey part at the rear; construction of a three storey pitched roof extension to the side including roof windows on the front and rear slopes; 2nd floor space will be incorporated within/under the pitched roof slopes; a single storey pitched roof extension to the front; a single storey flat roof extension to the rear including roof windows; miscellaneous works including internal alterations and changes to elevations including to existing and new doors and windows; new window on the existing rear roof slope of the pitched roof; widen pedestrian and vehicular access from the public footpath and roadway to provide additional off-street parking.

Location:

80, Glenaulin Green, Dublin 20

Applicant Name:

Dr. Shahid Nabi

Application Type:

Permission

(BH)

Description of Site and Surroundings:

Site Area

0.03 Hectares.

Site Description

The application site consists of a two storey, detached house that is located in Glenaulin Green. The area to the north, south and west is predominantly residential in nature and there is a large area of open space to the east.

Site visited

18th May 2021.

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Proposal:

Permission is sought for the following:

- Three storey side extension
- Single storey front extension
- Single storey rear extension
- Doors and windows
- Rooflights
- Widening of pedestrian and vehicular access

Zoning:

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Irish Water – no objection

Parks – no response received

Roads – no objection subject to conditions

Water Services – additional information

Submissions/Observations /Representations

Submission expiry date – 18/05/2021

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

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Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Parking and Access
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Residential and Visual Amenity

Three storey side extension

The proposed extension would have a full gabled roof that would match the pitch of the existing roof. The extension would extend from the front to the rear building line and would extend above the ridgeline of the existing roof to accommodate an additional bedroom. Generally, the height of extensions is normally required to be set below or equal to the height of the original roof. In this case the property is on the end of a row of houses, on the bottom of a slight slope due to the topography of the site, and there is a distance of approximately 12m between the application site and neighbouring site to the north which would reduce any impact on residential amenity. Therefore, based on the site-specific circumstances, this aspect of the proposal is considered to be acceptable. However, in order to soften the visual impact of the extension the inclusion of a Dutch hip is recommended.

There are concerns with the bedroom that is proposed on the second floor at attic level in terms of residential amenity. The bedroom would only be served by two rooflights that would offer very little in terms of outlook. It is therefore recommended that the applicant submits a revised design to address this issue by incorporating a window on the gable end to allow additional light and outlook. Due to the potential for overlooking to the north the design of the window should be angled in such a way that outlook would be towards the east and the street rather than towards the property to the north. The window could be inset or projecting.

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These changes to the design of the extension should be submitted as **additional information**.

Single storey front extension

This aspect of the proposal consists of an extended front room that would extend 0.8m in front of the three-storey side extension and a canopy that would span the width of the front elevation. This aspect of the proposal is considered to be acceptable.

Single storey rear extension

The proposed extension would replace an existing single storey projection with an L-shaped structure. The proposed extension would extend to a depth of 3.25m beyond the rear of the existing structure and 3.5m beyond the rear of the three-storey side extension and consist of a flat roof with a height of 3.1m. Visually, based on the scale, design and siting of the proposed extension it is considered to be acceptable. In terms of residential amenity, due to the set in from the shared boundary and the fact that the neighbouring property to the south is also set in from the boundary, it is not considered that the extension would be materially harmful.

Doors and windows

The alterations to the doors and windows are considered to be acceptable in terms of residential and visual amenity.

Rooflights

The rooflight proposed on the rear original roof and roof of the proposed side extension are considered to be acceptable given their scale, design and siting.

Widening of pedestrian and vehicular access

Visually, the proposed width is considered excessive and therefore is recommended to be reduced. Further comments in relation to traffic and pedestrian safety are contained in the next section of this report.

Parking and Access

The Roads Department has assessed the proposal and has raised concerns with the width of the proposal driveway which should be reduced to a maximum width of 3.5m. Roads have also raised concerns with the presence of a public lighting column in the grass verge which should be protected during any works. Roads have recommended conditions in relation to the width of the driveway, protection of the lighting column, the height of the boundary and pillars, the footpath and kerb, and that gates should only open inwards.

The boundary wall and pillars would be within the recommended heights, no gates are proposed, and suitable conditions could be attached regarding the footpath and kerb and protection of the lighting column. However, it is recommended that a revised vehicular access with a maximum width of 3.5m is sought as **additional information**.

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Services, Drainage and the Environment

Water Services has assessed the proposal and has requested additional information in relation to surface water with comments provided below:

1.1 South Dublin County Council records show that there is an existing 1800mm public surface water sewer traversing the site to the north west corner. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed development structure walls and the existing 1800mm surface water sewer. The drawings shall also show the invert levels of the existing 1800mm surface water sewer and any adjacent proposed building foundations.

1.2 Include water butts as part of SuDS (Sustainable Drainage System) measures for the proposed development.

It is recommended that this information is requested as **additional information** given the proximity of the proposed extensions to the sewer.

Irish Water have assessed the proposal and have no objections.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, 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 a screening determination is not required.

Conclusion

Whilst the extension of the property is considered to be acceptable in principle there are concerns regarding residential amenity. There are also concerns with the vehicular entrance and the proximity of an existing sewer. It is recommended that these matters are addressed as additional information.

Recommendation

Request Further Information

Further Information

Further Information was requested on 08/06/2021

Further Information was received on 22/10/2021

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Consultations

Water Services – No objection subject to conditions

Irish Water – No objection subject to conditions

Submissions/Observations

No further submissions/observations were received

Further Information Requested:

The further information requested was as follows:

- (1) There are concerns with the three-storey side extension due to the potential impact on visual and residential amenity. The applicant is therefore requested to submit a revised design incorporating the following items:
 - (a) A 'Dutch' Hip should be incorporated into the design of the proposed side extension to reduce its visual impact.
 - (b) The applicant is requested to include a window feature on the gable end of the extension to serve the bedroom in the attic which would allow additional light and outlook as currently the room would only be served by two rooflights. The window should be designed in such a way that no overlooking of the property to the north would take place and should be orientated to the east and overlook the street. A suggestion is to include a triangular shaped window. This could be inset or projecting.
 - (c) A full set of plans and elevations showing these changes should be submitted.
- (2) South Dublin County Council records show that there is an existing 1800mm public surface water sewer traversing the site to the north west corner. There are concerns about the proximity of the proposed extension to an existing sewer. The applicant is therefore requested to submit the following information:
 - (a) A drawing in plan and cross-sectional views showing the distance between the proposed development structure walls and the existing 1800mm surface water sewer. The drawings should also show the invert levels of the existing 1800mm surface water sewer and any adjacent proposed building foundations. The applicant is advised that further amendments to the proposed extension may be necessary.
 - (b) Submit details of water butts as part of SuDS (Sustainable Drainage System) measures for the proposed development. These should be shown on the revised plans and elevations.
- (3) There are concerns in relation to the width of the vehicular access proposed due to the potential visual impact and impact on traffic/pedestrian safety. The applicant is therefore requested to submit a revised proposal with a maximum width of c3.5m. This should be shown on plans and elevations. The boundary walls and pillars should be shown at the same heights as currently proposed.

Assessment

The applicant has submitted additional drawings and information in relation to the soakaway as requested, along with a cover letter from the agent date stamped 19 October 2021.

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Item 1 - Side Extension

The applicant has submitted drawings showing the proposed extension with both a pitched roof and a 'Dutch' Hip. Alternative 'illustrative' drawings have also been submitted showing a triangular window, with a fixed obscure glazed element, protection views to the north, and an opening transparent element that would provide views over the green open space to the east, as well as an inverted triangular window.

From a review of the submitted drawings it is considered that a pitched roof is appropriate for the proposed extension, given the prevailing character of the area. It is considered that the inclusion of a 'Dutch' hip would unbalance the extension and conflict with the style of the main dwelling.

On review of the illustrative drawings, it is considered that the provision of a flush obscure glazed window on the north elevation is acceptable. It is considered that the inclusion of a protruding triangular window at this height may not be appropriate and may look fussy and it is accepted that an inverted window would affect the useable floor area of the bedroom. The elongation of the rooflight is considered appropriate to facilitate better light and views over the playing fields and it should be a **condition** of any grant that this window is installed as per the revised plans submitted as additional information.

Based on the above, the Planning Authority is satisfied that the pitch roof of the side extension and inclusion of an obscure glazed window on the north elevation are acceptable.

Item 2 - Surface Water

Water Services have reviewed the additional documentation submitted and have stated no objection subject to the following:

1.1. No buildings shall be located within the public wayleave area for the existing 1.8m surface water sewer to the north of the site.

1.2. Include water butts as part of SuDS (Sustainable Drainage System) measures for the proposed development

- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

It is recommended that the **conditions** in relation to the public wayleave and the provision of water butts are attached to any grant of permission. Notes in relation to the separation of foul and surface water drainage and compliance with the Greater Dublin Regional Code of Practice for Drainage Works should be included at the end of the decision for reference.

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Irish Water has reviewed the additional information submitted and has stated no objection subject to the following conditions:

1. *All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure*
2. *All works are to comply with the Irish Water Standard Details & Code of Practice for Waste Water Infrastructure.*

These **conditions** should be attached to any grant of permission.

Item 3 - Access

A revised site layout has been provided showing a driveway width of 3.5m. Proposed elevations for the eastern boundary walls and pillars are consistent with the existing site boundary. Together these proposals are considered acceptable in terms of traffic safety and visual amenity.

Conclusion

It is considered that, based on the above, permission should be granted for the proposed development, to be constructed in accordance with the plans submitted as part of the additional information request.

Other

Development Contributions

Existing extensions – none

Proposed extensions – 108.71sq.m

Assessable area – 68.71sq.m (108.71 – 40)

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	108.71sq.m
Land Type:	Urban Consolidation
Site Area:	0.03 Hectares

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, and the scale of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 22/10/2021, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Water and Foul Water.
All works shall to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure and Wastewater Infrastructure
REASON: In the interest of public health and to ensure adequate water and wastewater facilities.
3. Public wayleave.
No buildings shall be located within the public wayleave area for the existing 1.8m surface water sewer to the north of the site.
REASON: in the interest of proper drainage.
4. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.

(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes,

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and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health

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Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €6,622.96 (six thousand six hundred and twenty two euros and ninety six cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD21B/0216

LOCATION: 80, Glenaulin Green, Dublin 20



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: _____

19/4/21



Eoin Burke, Senior Planner