

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1499/21

Reg. Reference: SD21B/0512 **Application Date:** 04-Oct-2021
Submission Type: New Application **Registration Date:** 04-Oct-2021
Correspondence Name and Address: Graham McNevin 3, Killakee Gardens, Firhouse, Dublin 24
Proposed Development: First floor extension over existing garage to side; single storey extension to front; covered porch canopy over main entrance; all associated site works.
Location: 31, Hillsbrook Drive, Dublin 12
Applicant Name: Neil & Maria Johnstone
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.03 hectares.

Site Description:

The application site contains a two storey, semi-detached, end of terrace house located on Hillsbrook Drive in a row of similar dwellings. The site is located on a bend in the road, resulting in a roughly triangular plot. The surrounding area is residential in nature.

Site visited:

16 November 2021

Proposal:

Permission is sought for the following:

- First floor extension over existing garage to side (22sq.m)
- Single storey bay window extension to front with canopy porch over front entrance (2.5sq.m)

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – Further Information recommended

Irish Water – No report received to date

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Submissions/Observations /Representations

Submission expiry date – 08/11/2021

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

(i) Extensions

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

Side extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary*

Overlook and loss of privacy:

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

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).

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Assessment

The main issues for assessment concern the following:

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

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes a hipped roof first floor side extension over the existing garage and a single storey bay window extension on the ground floor, with extended roof to create an open porch at the front entrance. Windows are proposed on the front and rear elevations of the side extension, as well as a roof light on the rear roof slope. Alterations are also noted for the garage elevation. No other alterations are noted from the drawings.

Side Extension

The side extension would be constructed above the existing garage at the side of the property. The extension would comprise a bedroom and en-suite with a large window to the front serving the bedroom, and a window to the rear serving the en-suite. Fenestration would match and complement the existing windows. The roof would be hipped which is in keeping with the existing house and the ridgeline would be lower than the existing ridgeline. A roof light is proposed on the rear roof slope. The extension would not extend the full depth of the house and would taper along the sites angled site boundary.

It is not considered that the extension would give rise to any harmful overlooking or overshadowing given the pattern of development already in the area. A **condition** should be attached requiring the window at the rear to the en-suite to be obscure glazing, to ensure and protect privacy. Overall, the side extension is considered to be acceptable in terms of residential and visual amenity.

Front Extension

It is proposed to extend the front of the house by 1m to provide a bay window to the front living room. The hipped roof of the extension would extend over the front door creating a covered entrance. A driveway in excess of 6m would be retained and this is considered adequate for parking. Overall, the front extension is considered to be acceptable in terms of residential and visual amenity.

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Other

It is noted from drawings that alterations are proposed to the garage façade. There is currently a small window, large garage doors and a separate single door on the front façade of the garage. These would be replaced by large, vertical garage doors, materials have not been stated. These alterations are considered acceptable in terms of residential and visual amenity and would assist in creating a more unified front elevation when viewed from the street. A **condition** should be attached to a grant of permission stating that the garage doors must be in a material that is complementary to the main dwelling.

Services, Drainage and the Environment

Water Services has reviewed the application and has requested **additional information**. An extract from the report states:

1. *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
2. *The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - i. *At least 5m from any building, public sewer, road boundary or structure.*
 - ii. *Generally, not within 3m of the boundary of the adjoining property.*
 - iii. *Not in such a position that the ground below foundations is likely to be adversely affected.*
 - iv. *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - v. *Soakaways must include an overflow connection to the surface water drainage network.*
3. *The applicant is required to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.*

This report has been considered in the assessment of this application. It is considered that rather than request **additional information, conditions** can be attached to a grant of permission requiring the submission of the recommended plans, drawings and calculations prior to the commencement of development.

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

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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.

Other considerations

Development Contributions

Existing Extensions

Ground floor extension to rear and side including, utility, shower room and kitchen – 37sq.m (habitable)

Garage extension to side – 17sq.m (non-habitable)

Proposed Extension

First floor extension and ground floor front extension – measured from drawings as 24.5sq.m (habitable).

Assessable area = 21.5sq.m

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Residential extension (habitable)
Floor Area (sqm)	24.5sq.m
Land Type	Brownfield
Site Area	0.03 ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to 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 proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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 -

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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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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. Obscure Glazing
The window serving the en-suite bathroom on the rear elevation shall be obscure glazing.
REASON: To protect privacy.
3. Drainage.
Prior to the commencement of development the applicant shall submit to the Planning Authority for agreement:
 - (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (b) a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
REASON: In the interest of proper drainage.
4. (a) External Finishes.
All external finishes, including the garage doors, 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 €2,072.39 (two thousand and seventy two euros and thirty nine 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 the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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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/0512

LOCATION: 31, Hillsbrook Drive, Dublin 12

jjohnston

**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:

19/11/21


Eoin Burke, Senior Planner