

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1559/21

Reg. Reference: SD21B/0392 **Application Date:** 12-Jul-2021
Submission Type: Additional **Registration Date:** 08-Nov-2021
Information

Correspondence Name and Address: Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford

Proposed Development: Single storey flat roof porch extension of 4.5sq.m to the front; single storey flat roof extension of 7sq.m and renovation to the rear with 3 rooflights; conversion of existing hip roof to a dutch gable roof; conversion of attic space to storage space with 1 rooflight to the front and dormer window to the rear and all associated site works.

Location: 179, Templeville Road, Dublin 6w

Applicant Name: John & Roisin Bagnall

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0326 Hectares on the application.

Site Visit: 6th of August 2021

Site Description

The subject site is located on Templeville Road within an existing housing estate in Templeogue. The site consists of a semi-detached, two-storey dwelling with single storey side and rear projections. The streetscape is characterised by housing of a similar form and character.

Proposal

Permission is being sought for the following works:

- Single storey flat roof porch extension of 4.5sq.m to the front;
- Single storey flat roof extension of 7sq.m and renovation to the rear with 3 rooflights;
- Conversion of existing hip roof to a 'Dutch' gable roof;
- Conversion of attic space to storage space with 1 rooflight to the front and dormer window to the rear and all associated site works.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Zoning

The subject site is subject to zoning objective RES – ‘*To protect and/or improve residential amenity*’.

Consultations

Water Services – further information requested.

Irish Water – further information requested.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site

None traced to subject site.

Adjacent and surrounding sites

SD19B/0157 120, Templeville Road, Templeogue, Dublin 6W

Retention of a single storey flat roofed extension to the rear for extended kitchen usage; two storey extension to the side with hipped roof over for an office space and additional bathroom space; single storey extension to the side with flat roof over for a porch and relocated front doors; window at ground floor to the side elevation; resized first floor window to the side elevation; canopy over rear sliding doors. **Grant permission for retention.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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.

Policy H18 Objective 1:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including for side and rear extensions, and attic conversions and dormer windows.

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual and Residential Amenity

Side and rear extension

The existing side extension would be extended to the front by approx. 2.4m (plus approx. 0.5m overhang), however, would still be setback from the existing front boundary line of the dwelling (by approx. 3.2m). The house and the side extension would be extended to the rear to replace the existing rear extension. It would extend approx. 3.0m (plus approx. 0.6m overhang) from the rear building line of the existing dwelling. The extension would be setback approx. 10.0m from the rear boundary. The overall height of the extension would be approx. 3.6m. The extension would have a flat roof which is compliant in this instance due to being located largely to the rear of the existing dwelling. The streetscape is characteristic of side garages or extensions with flat roofs.

The applicant has stated on the drawings that the proposed materials would be render and zinc cladding, which would complement the existing dwelling. The extension would provide for a porch, play area, dining and kitchen space, and would be fully connected with the existing dwelling. The remaining rear amenity space would meet the minimum required amenity space for a 4 bedroom or more dwelling.

In terms of residential amenity, the extension would extend approx. 3.6m along the (south-eastern) side boundary with No. 177 Templeville Road with no setback from this boundary. It is noted there is an existing rear projection at No. 177. Due to this and the length of the rear garden it is considered that the proposal would not have a significant negative impact at this boundary. On the other side (north-western) boundary with No. 181 the extension would be set back approx. 0.9m from the boundary. A new clerestory window is proposed on this elevation. Due to the high-level nature of this window and being located at the ground level it is therefore not considered that it would lead to unacceptable levels of overlooking. It is not considered that the extension would have a significant negative impact on the neighbouring property in terms of visual and residential amenity.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Attic conversion/dormer window

The proposed development would also provide for the construction of a flat-roofed dormer extension on the rear slope of the roof. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. The proposed dormer extension would be setback from the roof ridge and at least 3 tile courses from the eaves. It would also be setback approx. 1.1m from the sides so as to appear balanced.

The proposed dormer extension would have a zinc cladding. It is noted that the dormer would be to the rear of the house and would not be highly visible from the public road. The use of this material is therefore acceptable in this instance. In any event, zinc cladding on dormers is a common feature in urban areas today. The proposed extension would be setback over approx. 15m from the rear boundary. It is therefore not considered that the dormer window would create unacceptable levels of overlooking to neighbouring properties or gardens.

The proposed attic conversion would have a floor to ceiling height of approx. 2.09m. A note should be attached in the event of a grant of permission stating that in order to use the attic for habitable space it must comply with the Building Regulations.

Conversion of hip roof to 'Dutch' gable roof

The proposed development would involve extending the existing hipped roof to a 'Dutch' gable end roof. Under the House Extension Design Guide "*Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street*".

The streetscape largely consists of semi-detached dwellings with hipped roofs. The proposed change to a 'Dutch' half-hip is acceptable in this instance. It is not a change to a full gable end roof, which would not be considered acceptable. The new roof tiles would match existing.

In summary, the proposed extension, roof profile alteration, dormer windows and attic conversion are considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and would have an acceptable impact in terms of residential and visual amenity.

Services and Drainage

Water Services has reviewed the proposed development and requests further information in regard to surface water:

"1.1 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.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

1.2 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.*

1.3 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development."

Irish Water has reviewed the proposed development, recommends standard conditions in regard to water supply and request further information in regard to foul water:

"2.1 It is unclear where the proposed existing foul drainage system on site connects to the public wastewater drainage network. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.2 The applicant is required to show the location of existing and proposed foul manholes/access points on a drawing. The applicant is required to demonstrate how access will be maintained to the existing private foul drain after development has taken place. All proposals in this regard must comply with the building regulations technical guidance document Part H- Drainage and Wastewater disposal.

2.3 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure."

These concerns can be addressed by way of Additional Information.

Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would meet the infrastructure requirements, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Further Information

Further Information

Further Information was requested on 08/09/2021

Further Information was received on 08/11/2021

Consultations

Water Services – No objection, conditions recommended

Irish Water – No objection, conditions recommended

Submissions/Observations

No further submissions/observations were received

Assessment

Item 1 – Surface Water Drainage

(1) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested 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 requested 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.*

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

(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 shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development

The Drainage Department has reviewed the additional information submitted and has stated no objection subject to **conditions** as follows:

- 1. The proposed Soakaways must include an overflow connection to the surface water drainage network.*
- 2. The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.*

It is considered appropriate to attach the above **conditions** in the event of a grant of permission to ensure the suitable provision of SuDS.

Item 2 – Irish Water

(1) It is unclear where the proposed existing foul drainage system on site connects to the public wastewater drainage network. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(2) The applicant is requested to show the location of existing and proposed foul manholes/access points on a drawing. The applicant is required to demonstrate how access will be maintained to the existing private foul drain after development has taken place. All proposals in this regard must comply with the building regulations technical guidance document Part H- Drainage and Wastewater disposal.

(3) All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

Irish Water has reviewed the additional information provided and has stated no objection subject to the inclusion of the following **conditions**:

- 1. Water - All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.
Reason: In the interest of public health and to ensure adequate water facilities.*

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to attach the recommended **conditions** to ensure public health and the provision of adequate water and wastewater facilities.

Conclusion

The additional information submitted has clarified the queries raised. The proposal is therefore considered to be acceptable.

Other

Development Contributions

Existing extensions

Rear – 5.2sq.m

Application extensions – 28sq.m

Rear – 7sq.m

Porch – 4.5sq.m

Attic (non-habitable) – 16.5sq.m

Assessable area = Nil

SEA Monitoring

| | |
|-----------------------------|---|
| Building Use Type Proposed: | Residential extension/non-habitable attic |
| Floor Area: | 28sq.m |
| Land Type: | Brownfield/Urban Consolidation. |
| Site Area: | 0.0326 Hectares. |

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.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

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 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, as amended by further information submitted on 8/11/21, 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.
All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure and the Irish Water Standard Details & Code of Practice for Wastewater Infrastructure
REASON: In the interest of public health and to ensure adequate water facilities.
3. Sustainable Urban Drainage Systems.
(a) The proposed Soakaways must include an overflow connection to the surface water drainage network.
(b) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
REASON: To ensure adequate provision of surface water management.
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, 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.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

(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 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:

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- 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.

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.

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.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0392
LOCATION: 179, Templeville Road, Dublin 6w

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: 5/12/21



Eoin Burke, Senior Planner