

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1562/21

Reg. Reference: SD21B/0523 **Application Date:** 11-Oct-2021
Submission Type: New Application **Registration Date:** 11-Oct-2021

Correspondence Name and Address: D.J. Halpin 15 Carriglea Drive, Firhouse, Dublin 24

Proposed Development: Planning permission was granted on the site under SD19B/0486 & ABP-307604-20 for a two storey dormer extension to the side and rear of the existing cottage; new front porch; replace roof of existing cottage and associated works. Retention permission now sought for the repositioning and changes to the permitted two storey dormer extension to the side/rear together with a new single storey extension to the rear; 1 additional dormer window to the front roof; new front porch; internal changes and external changes to permitted windows and doors to elevation; Total floor area of the extension is 174sq.m.

Location: Cornaon Cottage, Montpellier, Bohernabreena, Dublin 24

Applicant Name: Declan & Jennifer Webb

Application Type: Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.14 hectares.

Site Description:

The application site contains a single-storey cottage that has recently been extended and renovated to include a two-storey dormer extension (granted under Reg. Ref. SD19B/0486). The site is located in Friarstown, between Bohernabreena Reservoir Park and the Hell Fire Club, in an area with a cluster of residential dwellings of varying use, scale and design.

Site visited:

12 November 2021

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Proposal:

Permission is sought for retention of the following:

- Retention of repositioning of previously permitted two storey dormer extension to the side and rear – the two-storey extension has been setback an additional 2.2m from the front (west) boundary, resulting in a revised internal site layout.
- Retention of single storey extension to the rear – a rear extension of approximately 5sq.m has been constructed to the rear of the existing cottage.
- Retention of 1 additional dormer window on front roof – a dormer window has been placed on the front roofscape in place of 2 previously permitted roof lights.
- Retention of front porch constructed with pitched roof and relocated from previously permitted location – the front porch no longer connects with the existing cottage and is now located in the centre of the two-storey extension.
- Retention of external changes to previously permitted windows and doors

Zoning:

The site is subject to zoning objective 'HA-DM' - *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*.

Consultations:

Roads – No objection

Surface Water Drainage – Further Information recommended

Irish Water – No objection, conditions recommended

Environmental Health – No reply

Submissions/Observations /Representations

Submission expiry date – 15/11/2021

No submissions or objections received.

Relevant Planning History

SD19B/0486: refused by SDCC. Granted by Bord PL06S.307604. Demolish the existing extension to the side and rear of the existing cottage and replace with a two-storey dormer extension to the side and rear of the existing cottage with a slate roof to match the existing cottage; new front porch; remove existing decayed slate roof to the existing cottage and replace with a new slated roof to match original; internal alterations; external finishes to match existing and associated site works. **Permission**

SD08A/0864: Permission sought for: 1. Removal of 2 existing sheds from site; 2. removal of existing septic tank; 3. construction of 1 detached, 4 bedroom dormer bungalow with partial ground floor rear extension, proposed installation of new foul sewer treatment system and all ancillary works, proposed use of existing vehicular entrance for both existing dwelling on site & proposed. **Permission refused.**

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Relevant Enforcement History

S8701: Potential non-compliance with Condition 1 of Reg. Ref. SD19B/0486.

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 2.5.0 Rural Housing

Policy H20 Management of Single Dwellings in Rural Areas

Policy H21 Rural Housing Policies and Local Need Criteria

Policy H22 Rural Housing in RU Zone

Policy H23 Rural Housing in HA – Dublin Mountains Zone

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Policy HCL1 Heritage, Conservation and Landscapes

Policy HCL2 Archaeological Heritage

Section 9.2.0 Landscapes

Policy HCL7 Landscapes

Section 8.1.0 Green Infrastructure Network

Policy G2 Green Infrastructure Network

Section 8.2.0 Watercourses Network

Policy G3 Watercourses Network

Section 9.2.1 Views and Prospects

Table 9.2: Prospects to be Preserved and Protected

Policy HCL8 Views and Prospects

Section 9.2.3 Dublin Mountains

Policy HCL9 Dublin Mountains

Section 11.3.1 Residential

(iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

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.

Front Extensions

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- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

Rear Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*
- *Do not create a higher ridge level than the roof of the main house.*

Relevant Government Guidelines

Sustainable Rural Housing - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2005).

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
- Services, Drainage and the Environment
- Roads
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Council Policy

The site is subject to zoning objective 'HA-DM' - *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*. A residential use is open for consideration under this zoning objective.

Residential and Visual Amenity

The proposal includes retention of the following: repositioning of previously permitted two storey dormer extension to the side and rear, single storey extension to the rear, 1 additional dormer window on front roof, front porch constructed with pitched roof and relocated from previously permitted location and external changes to previously permitted windows and doors. It is noted that there are significant changes from the permitted development and the proposed development in terms of the height and footprint of the constructed building. It is considered the site notice is 'light' in describing all the changes that have occurred. No other external alterations are noted from drawings.

Extension (two-storey and single-storey rear)

From the drawings, the following changes are noted in relation to the extension:

- The south elevation of the extension was previously flush with the existing southern wall of the cottage. The scheme is now stepped, with a one-storey rear extension inset approximately 0.8m from the south wall of the existing cottage, and the two-storey extension inset a further 1.8m from the wall of the extension. In total, the two-storey extension has shifted approximately 2.5m northwards into the site and has been constructed to meet the ridgeline of the existing cottage, rather than being flush with the southern wall.
- The two-storey extension has been shifted eastwards within the site by approximately 2.2m, creating an extended driveway length. The minimum distance from the main front building line to the entrance is now 10.6m rather than a permitted 8.4m.
- The depth of the extension has increased from 6.6m to 7m
- The length of the extension has increased from 15.4m to 16.7m (this includes the single storey extension to the rear)
- The height of the extension has increased from 6.2m to 7.25m. in doing so, the ground floor is now 3.953m, the permitted height was 3.195m. precast concrete copings were permitted on the side of the roof and these have now been omitted.
- The ground floor windows have changed from a permitted 4-pane design, similar to that of the existing cottage, and instead are no rectangular double windows.
- The porch has been relocated 2.4m to the north of the existing cottage whereas it was previously bounding the cottage. A window is now located where the porch was previously permitted. The depth of the porch has decreased from 0.981m to 0.92m and the width has decreased from 3m to 2.03m. The permitted roof of the porch was a continuation of the roof of the extension. The constructed roof is pitched and is visually more prominent than the permitted porch.
- An additional pitched roof dormer has been included on the front elevation serving the landing. This dormer replaces 2 rooflights which were permitted.

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- On the front elevation the 2 permitted pitched roof dormers have been widened, from 1.75m to 2.4m. All 3 dormers are uniform in size and scale and clad in PVC coated metal cladding, a rendered finish was previously permitted.
- The windows and doors on the ground floor rear and north side elevation have all been amended but for the single rear door that was previously permitted. These changes are not considered to materially affect the character of the extension as they are not visible from the public road.
- On the rear roofscape, the flat roof dormers now have slanted roofs and have been widened and the materials have changed. 3 rooflights were permitted in the rear roofscape but only 2 have been included. Again, these changes are not considered to materially affect the character of the scheme as they are not visible from the public road.

The works that have been undertaken on site to date result in a different character to the dwelling as now extended. It is considered that the permitted scheme was more sympathetic to the existing cottage. However, on balance, the changes that have been noted are not considered to materially affect residential or visual amenity and are therefore considered to be acceptable. A **condition** should be attached to any grant of permission requiring the building be completed as per the submitted plans. The applicant is advised that if any further amendments are to occur, permission should be sought in advance of carrying out the works.

Existing cottage

From the drawings, the following changes are noted in relation to the cottage:

- The existing cottage appears to have been widened by 50cm and is now located approximately 20cm closer to the site boundary. Based off the measurements stated on the drawings, the internal gross floor area of the cottage has increased 29.9sq.m to 38sq.m. No explanation has been given for this. It is noted that the length and width stated on both permitted and proposed drawings are incorrect when measured with a scale rule.
- The height of the cottage has increased from a permitted 3.93m to 4.067m.
- The chimney has remained central in the existing cottage and has not been relocated as per the permitted plans.
- On the south gable elevation, no additional windows have been included at ground level for the existing cottage. Instead, 2 rooflights have been included. This southern elevation has been altered due to the stepping of the various extensions.

The applicant should be required by **condition** to provide revised drawings that state the correct measurements for the permitted and proposed works, scaled correctly when printed.

Internal alterations

The internal layout of the cottage has been significantly altered and has in turn resulted in some of the external changes that have been noted. The planning authority has no concerns regarding the internal alterations, and these are considered acceptable.

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Having regard to the above, retention and completion of the development as per the submitted plans is considered acceptable in terms of residential and visual amenity.

Services, Drainage and the Environment

Water Services has assessed the proposal and has recommended further information be sought. An extract from the Report states:

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.

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.*

There are no changes noted from drawings in relation to the soakaway and it is considered that the information required by Drainage can be requested as a **condition** attached to a grant of permission.

Irish Water has reviewed the application and has no objection, subject to standard conditions. In relation to foul, they have stated to refer to the report by Environmental Health.

Roads

The Roads Department has reviewed the application and has no objection, nor have they recommended any conditions be attached to a grant of permission.

Environmental Health

No reply received from EHO. A note should be attached requiring applicant to consult with EHO and implement any requirements.

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.

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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.

Other

Development Contributions

Existing extensions to be retained

174sq.m

SEA Monitoring

Building Use Type Proposed:

Residential extension (retention)

Floor Area:

174sq.m

Land Type:

Brownfield/Urban Consolidation.

Site Area:

0.14 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.

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 Retention 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.

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SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Surface Water Drainage
Within 6 months of the date of final grant of permission the applicant is required to submit the following 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.
 - (c) include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.
REASON: To ensure adequate consideration of surface water.
3. (a) 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.

(b) Drainage - Irish Water.
 - (i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water Standard Details for Water Infrastructure.
 - (ii) There shall be complete separation of the foul and surface water drainage systems,

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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.

(c) 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.

(d) 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:

- 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.

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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.

4. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €16,771.86 (sixteen thousand seven hundred and seventy one euros and eighty 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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 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.

NOTE: The applicant is advised to contact the EHO (Environmental Health Officer) regarding the septic tank and percolation area and ascertain their requirements.

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REG. REF. SD21B/0523

LOCATION: Cornaon Cottage, Montpellier, Bohernabreena, Dublin 24

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 Retention 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:

6/12/21

Eoin Burke
Eoin Burke, Senior Planner