

# Comhairle Chontae Atha Cliath Theas

**PR/1575/21**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0529      **Application Date:** 13-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 13-Oct-2021  
**Correspondence Name and Address:** Joe Fallon Architectural Design 1A, Ryland Street,  
Bunclody, Co. Wexford  
**Proposed Development:** Construction of single storey extension to the rear  
with 2 rooflights; demolition of existing chimney to  
the side; raising the existing single storey roof to the  
side with addition of 2 rooflights; construction of 2  
bay windows to the front with associated lean to roof;  
all associated site works.  
**Location:** 60, Ballyroan Road, Templeogue, Dublin 16,  
D16V1Y6  
**Applicant Name:** Eamonn & Erica Hickey  
**Application Type:** Permission

(SW)

### **Description of Site and Surroundings:**

#### **Site Description**

The application site contains a semi-detached, two storey situated within a predominantly residential area. The property has front and rear gardens.

Site Area: 0.041 Ha. (Stated)

### **Proposal:**

- Construction of single storey extension to the rear with 2 rooflights;
- demolition of existing chimney to the side;
- raising the existing single storey roof to the side with addition of 2 rooflights;
- construction of 2 bay windows to the front with associated lean to roof;
- all associated site works.

### **Consultations:**

*Water Services:* Additional information requested.

### **Submissions/Observations /Representations**

None received to date.

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### **Relevant Planning History**

*Application Site:*

None.

*Other Sites:*

None.

### **Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Development Plan 2016-2022**

*Section 2.4.1 Residential Extension*

*Policy H18 Residential Extension*

#### *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).*

*Section 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*Section 11.2.7 Building Height*

*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 11.7.2 Energy Performance in new Buildings*

*Section 11.8.0 Environmental Assessment*

### **South Dublin County Council House Extension Design Guide, 2010**

The House Extension design guide contains the following guidance on house extensions, including in particular front, side, rear extensions and roof alterations (considered relevant in this case):

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- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

#### For side extensions:

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:
  - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
  - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
  - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.**
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *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. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings*

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*should be provided along those sections of the extension that are close to the public pavement or road.*

- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end of half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

#### For 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.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

#### For front extensions:

- *Keep the extension simple and complementary to the style of the house 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,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*

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- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large 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*

#### **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.*

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

*The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by 'Planning Circular 02/2014 Flood Risk Management', Department of the Environment, Community and Local Government (2014).*

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)*

#### **Assessment**

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Services and drainage;
- Environmental impact assessment; and
- Appropriate assessment.

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#### *Zoning and Council Policy*

A residential development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

#### *Residential Amenity and Visual Impact*

##### Construction of single storey extension to the rear with 2 rooflights

The proposal would remove an existing single storey structure to the rear. This currently has a height of 3.15m with a flat roof and extends 5.765m along the boundary with No. 58m although only approx. 3.05m extends beyond the rear elevation of the adjacent property. The proposed extension would increase the length along this boundary to 9.04m (extending approx. 6.28m beyond the rear building line of No. 58). The proposed extension would also meet the boundary with No. 62 and would extend 5.55m along this boundary.

The proposal would have an acceptable impact on the residential amenity of No. 58 as the two properties are not attached, there is a significant separation distance from the habitable room window at No. 58 and a significant structure is already in place, at a height of 3.15m. Although not indicated on the layout plan, it is apparent from aerial photography and the contiguous elevations, that No. 62 (attached semi-detached dwelling) has an existing and significant extension to the rear. The proposed impact on residential amenity is therefore considered acceptable.

Approx. 150sq.m of rear garden space would remain following the development. This is considered acceptable.

The rooflights would not impact on residential amenity.

The proposal is to the rear and would not be visible. Notwithstanding this it is noted that the design is of a high quality. The proposal is, therefore, considered acceptable.

##### Demolition of existing chimney to the side

The removal of this feature is acceptable. It is apparent that a number of properties on the street have already removed this.

##### Raising the existing single storey roof to the side with addition of 2 rooflights

This would not be visible from the street following the extension to the front. It would be adjacent to the garage of No. 58 and would have no impact on residential amenity.

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### Construction of 2 bay windows to the front with associated lean-to roof

The two bay windows would extend 0.87m to the front of the existing dwelling, one attached to the living room and one attached to a bedroom. A canopy would be situated above these and would extend approximately 1.1m to the front of the property. The driveway length would be over 10m following the development.

The proposal would have an acceptable impact on residential and visual amenity

### *Water Services*

The Environmental Services Department has recommended standard conditions.

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

### Other Considerations

#### *Development Contributions*

Extension – 26.8sq.m.

No previous extensions.

40sq.m exemption

The assessable area is Nil

### *SEA Monitoring*

**Building Use Type Proposed** Residential – extension

**Floor Area (sq.m)** 26.8

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.041

### Conclusion

In conclusion it is considered that the proposed extensions are acceptable in principle and, subject to conditions would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

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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 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. Water.
  - (A) A report showing site specific soil percolation test results and design calculations for the proposed soakaway, which shall be in accordance with BRE Digest 365 - Soakaway Design.
  - (B) A revised drawing showing plan and 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) A minimum of 10m from any sewage treatment percolation area and from any watercourse/floodplain.
    - (v) Soakaways shall include an overflow connection to the existing surface water drainage network.
  - (C) Water Butts shall be included as part of additional Sustainable Drainage Systems



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(SuDS) features.

(D) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

(E) There shall be complete separation of the foul and surface water drainage for the proposed development.

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

3. (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.

(c) Drainage - Irish Water.

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

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

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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.

**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 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/developer of these lands 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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**REG. REF. SD21B/0529**

**LOCATION: 60, Ballyroan Road, Templeogue, Dublin 16, D16V1Y6**



**Tracy McGibbon,  
A/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:**

7/12/21



**Eoin Burke, Senior Planner**