

# Comhairle Chontae Atha Cliath Theas

**PR/1578/21**

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

**Reg. Reference:** SD21B/0536      **Application Date:** 20-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 20-Oct-2021  
**Correspondence Name and Address:** Bright Design Architects 4, Seafield Park,  
Booterstown, Blackrock, Co. Dublin.  
**Proposed Development:** Construction of new single storey extension to the  
side and rear of the existing dwelling including new  
rooflights; associated alterations of existing single  
storey extensions to the side and rear of the existing  
dwelling; all associated alterations to the elevations,  
internal layouts (including new stairs to non habitable  
attic space, site, drainage, ancillary and landscaping  
works.  
**Location:** 129A Rockfield Avenue, Perrystown, Dublin 12.  
**Applicant Name:** Kris Roddam & Deirdre Lunny  
**Application Type:** Permission

(EW)

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

Site visit: 22/11/2021

Site Area: as stated 0.022 Hectares.

### **Site Description:**

The subject site is located on a cul de sac site within Rockfield Avenue residential estate in Perrystown. The subject dwelling contains an end of terrace dwelling, tucked into a corner site. It is a two-storey dwelling with pitched roof profile. The entire site is abutted by a vehicular/pedestrian that provides access to the rear of numerous residential properties. The streetscape is characterised by dwellings of similar style and appearance and by a mainly uniform building line.

### **Proposal:**

- Construction of single storey extensions to the side and rear of the existing dwelling including new rooflights; associated alterations of existing single storey extensions to the side and rear of the existing dwelling; all associated alterations to the elevations,
- internal layouts (including new stairs to non-habitable attic space, site, drainage, ancillary and landscaping works.
- Demolition of existing conservatory and side extension return.

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### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – Request additional information.

Irish Water – No objections subject to conditions.

*SEA Sensitivity Screening* – Partial overlap indicated with SFRA B 2016.

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

No submissions received.

### **Relevant Planning History**

SD05B/0418 – **Grant Retention** and Permission for amendments to the approved development and full planning permission for deletion of condition no 5 of planning Reg. Ref: S00B/0751 (to re-route existing sewer) at this site. The development consists of continuation of the building line to the front of the unit construction of single storey extensions to the side and rear of the unit and provision of windows in the gable wall of the unit.

S00B/0751 – **Grant Permission** for new pitched roof front hall door and 2 storey extension to side.

S01A/0484 – **Refuse Permission** for new pitched roof front hall door and 2 storey extension to side

### **Adjacent sites:**

SD20B/0314 - 106, Rockfield Avenue, Dublin 12. **Grant Permission** to extend existing garage; construct first floor side extension over garage; construct first floor side extension over garage; construct porch over front door and all associated site development works.

SD20B/0211 - 112, Rockfield Avenue, Perrystown, Dublin 12. **Grant Permission** to extension to ground floor front/side/rear and first floor front/side/rear.

SD15B/0338/EP- 113, Rockfield Avenue, Dublin 12 .SDCC **Granted Extension of Duration of Permission** for New first floor extension over existing single storey to side with new single storey extension to rear and new porch to front together with internal alterations and new detached shed in rear garden. Permission is also sought to widen existing vehicular entrance to front.

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### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

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

#### *Section 2.4.1 Residential Extensions*

#### **Policy H17 – Residential Consolidation:**

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

#### *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 2:*

- 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).

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

#### *Side extensions:*

- *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.*
- *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.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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### Rear Extensions:

- *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.*

### Section 11.3.2 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2016-2022 :

- *in order to avoid blank facades and maximise surveillance of the public domain.*

### **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).

*Project Ireland 2040 National Planning Framework*, Government of Ireland, 2018.

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

### ***Zoning and Council Policy***

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

### ***Residential & Visual Amenity***

The proposed flat roofed single storey side and rear extension reflects a contemporary addition to the character, design, and fenestration of the existing house and is considered to integrate cohesively with the surrounding area and to the visual and residential amenities of the area. The proposal projects 2.9m from the side gable (south-west) and a maximum of 3.346m from the rear building façade (south-east) of the existing building and will have an overall height of 3.1m. The adjoining dwelling, located to the east, has structures located along its south-western boundary and it is therefore considered that the proposed rear extension would not cause any undue overbearing impact or overshadowing of this property. The proposed side and rear extension is considered to be consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

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The minimum private open space requirement is comfortably achieved in full, albeit it predominately to the side of the dwelling and not to the rear, for a three-bedroom house and it is considered sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions, therefore a grant of permission is recommended.

The attic room will not require significant external works. It will have a side gable window at second floor level; this will not give rise to any undue overlooking. The proposed attic room will not have a negative impact on the visual amenity of the area and it is therefore considered to be acceptable. Attic note to be attached.

### *Surface Water Drainage*

The surface water drainage department has requested that additional information be sought regarding the provision of additional SUDs features on site (including calculations), and the provision of a detailed landscape plan and drawings. These issues will be addressed by way of condition.

### Flood Risk

*SEA Sensitivity Screening* – Partial overlap indicated with SFRA B 2016.

Subject conditions have been offered by the Water Services Department and will be attached to the planning permission.

### Irish Water

The Irish Water reports state no objection to the proposed development subject to **conditions** that include water connection agreement for the development being attached in the event of a grant of permission.

### Conclusion:

Notwithstanding the requirements of the Surface Water Drainage department, it is deemed that prior to the commencement of development the applicant should be requested to submit the above drawings and details for the written approval of the Planning Authority.

### *Screening for Appropriate Assessment*

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the 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 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.

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### ***Development Contributions***

#### **Development Contributions Assessment Overall Quantum**

Proposed Side/Rear Extension: 22sq.m  
Assessable Area: NIL

### **SEA Monitoring Information**

Building Use Type Proposed:  
Floor Area: 22sq.m  
Land Type: Urban Consolidation.  
Site Area: 0.022 Hectares.

### **Conclusion**

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

### **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

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that effective control be maintained.

### 2. Limit on Development.

Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.

REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.

### 3. Drainage - Surface Water.

(i) Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) The applicant shall 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.

(b) The applicant shall 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.

(c) The applicant shall include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

(ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(iii) Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

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

### 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.

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**(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) All works shall comply with the Irish Water Standard Details for Water Infrastructure, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>)

(ii) All works shall comply with the Irish Water Standard Details for WasteWater Infrastructure, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>) Reason: In the interest of public health and to ensure adequate water facilities.

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

**(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



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


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**REG. REF. SD21B/0536**

**LOCATION: 129A Rockfield Avenue, Perrystown, Dublin 12.**

  
**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:** 8/12/21

  
**Eoin Burke, Senior Planner**