

# Comhairle Chontae Atha Cliath Theas

**PR/1589/21**

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

**Reg. Reference:** SD21B/0546      **Application Date:** 27-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 27-Oct-2021  
**Correspondence Name and Address:** Mark Daly Fairgreen, Dunmurray Road, Co. Kildare, R51W326  
**Proposed Development:** Construction of single storey extensions to rear and side of existing dwelling; new detached domestic shed to side of dwelling; all associated site works.  
**Location:** 19, Moy Glas Dale, Lucan, Co. Dublin, K78W086  
**Applicant Name:** Wesley & Anita O'Neill  
**Application Type:** Permission

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

#### Site Description

The site is located at the eastern end of Moy Glas Dale, within the established Moy Glas residential estate and contains a two-storey, semi-detached dwelling with hipped roof profiles. The streetscape of Moy Glas Dale is characterised by semi-detached houses of similar form and appearance and by a staggered building line. Rear dormer windows and changes in gable roof profiles are evident within the character of the surrounding area. The site abuts the R136 to the east, Moy Glas Dale to the north (front of property) and Moy Glas Dene to the south. The rear boundary wall directly abuts the turning head of Moy Glas Dene, thereby three sides of the subject site is surrounded by roads/streets.

The subject site is comprised of an end of cul-de-sac site and has a single storey projection to the front providing an entrance porch under a mono-pitched roof, similar to other house designs in the immediate proximity to the site.

#### Site Visit

30<sup>th</sup> November 2021.

#### Site Area

Stated as 0.03 Ha.

### **Proposal**

Permission is sought for:

- Single Storey extension to the rear and side of the existing dwelling projecting approximately 4m out from the existing side elevation and 2.1m from the existing rear elevation, with a length of approximately 7.8m. The proposed rear and side extension

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will increase the gross floor area of the existing dwelling by 38.75sq.m, provided an enlarged kitchen/living/dining area, a utility room and toilet.

- A new detached domestic shed to the side of the existing dwelling with an approximate height of 2.4m and a gross floor area of 5.6m.
- All associated ancillary site works above and below ground.

#### **Zoning**

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

#### **Consultations**

Drainage and Water Services Department - Additional Information requested.

Irish Water - No objection, subject to conditions.

#### **Screening for Strategic Environmental Assessment**

No overlap indicated with relevant environmental layers.

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

Last date for Submissions/Observations – 30<sup>th</sup> November 2021.

None received.

#### **Relevant Planning History**

##### Subject Site

No Planning History recorded for the subject site.

##### Surrounding Context

**SD21B/0309** – No. 13, Moy Glas Dale, Lucan, Co. Dublin.

**SDCC Granted Permission** Conversion of existing attic space comprising of modification of existing roof structure; raise gable c/w window and 'Dutch' hip; new access stairs and flat roof dormer to the rear.

**SD21B/0181** – No. 13, Moy Glas Road, Lucan, Co. Dublin.

**SDCC Granted Permission** for the conversion of existing attic space comprising of modification of existing roof structure; new gable window; new access stairs and flat roof dormer to the rear.

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**SD19B/0041** – No. 14 Moy Glas Dale, Lucan, Co. Dublin

SDCC **Granted Permission** for (1) Conversion of existing attic to non-habitable storage use; (2) remodel of existing hip roof profile to half 'Dutch' hip to the side; (3) provision of dormer to the rear.

**SD19B/0338** – No. 51, Moy Glas View, Lucan, Co. Dublin.

SDCC **Granted Permission** for the conversion of the attic to a study/office with dormer windows to the rear and two roof windows to the front roof and associated works.

**SD16B/0126** – No. 12, Moy Glas Lawn, Lucan, Co. Dublin.

SDCC **Granted Permission** for the conversion of existing attic to non-habitable storage use; remodel existing hip roof profile to half 'Dutch' hip to the side; provision of dormer to the rear.

**SD16B/0125** – No. 11, Moy Glas Lawn, Lucan, Co. Dublin.

SDCC **Granted Permission** for the conversion of existing attic to non-habitable storage use; remodel of existing hip roof profile to half 'Dutch' hip to the side; provision of dormer to the rear.

**SD12B/0211** – No. 16, Moy Glass Dale, Griffeen, Lucan, Co. Dublin

SDCC **Granted Permission** for the erection of a single storey extension, comprising garage and utility room, to side of dwelling.

#### **Relevant Enforcement History**

None recorded for the subject site.

#### **Pre-Planning Consultation**

None recorded.

#### **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).*

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*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 11.8.2 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 porches and front extensions:

#### 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.*

#### 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.*

#### 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;*

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- *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 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.*

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- *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 or 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*

#### **Relevant Government Guidelines**

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

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 concern the following:

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

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

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the

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Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings and the South Dublin County Council House Extension Design Guide (2010).

### **Residential and Visual Amenity**

#### **Ground Floor Extension to the Rear and Side**

The proposed development includes a single storey extension to the side and rear to accommodate a kitchen/dining room, a utility room and a toilet. The side extension would project approximately 4m eastwards from the existing dwelling, with a separation distance of ranging from approximately 2.1m to 4.7m to the adjacent eastern boundary with the public realm along the R136. The extension has a length of approximately 7.8m along the side elevation of the existing dwelling. The rear extension would span approximately 9.1m from the existing rear return towards the eastern boundary, The overall height of the proposed single storey side and rear extension would be approximately 3.6m and would be 2.625m to eaves height.

The roof of the proposed extension to the rear will be comprised of a sloped roof with 1 rooflights, 1 small window and 1 large window in the eastern elevation and 2 rooflights, sliding doors providing access to the rear garden and 1 small window and 1 large window in the rear elevation. According to the drawings submitted with the Planning Application the materials for the proposed extension and detached domestic shed will largely match those of the existing main building.

No properties are located directly to the rear of the subject site. An access road for Moy Glas Dene is located to the rear. The proposed extension to the rear will not significantly reduce the existing private amenity space for the dwelling and given the extent of the proposed extension and the surrounding receiving context, it is not anticipated that the proposed side and rear extension will have a significant negative impact on the residential amenity of the subject site or surrounding properties.

#### **Detached Domestic Shed**

The proposed development includes the construction of a 5.6sq.m detached domestic shed, located to the front of the proposed side and rear extension. It is proposed that the new single storey structure will be constructed approximately in the same area as an existing garden shed. The proposed single storey structure is rectangular in shape with an approximate length of 2.63m and a width of 3m. The roof profile of the structure is flat with a maximum height of 2.45m. The internal configuration of the proposed shed is comprised of a single open plan space.

It is noted that the proposed structure is located approximately 1m from the existing dwelling and may impact on the daylight amenity of the newly proposed window to the utility room within the proposed side extension. However, owing to the north facing orientation of this window and the proposed use of this room, the location of the proposed domestic shed is generally acceptable.

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The Planning Authority is satisfied that the proposed detached domestic shed structure will not have an adverse impact on the visual and residential amenity of adjacent properties and the size and orientation of the existing dwelling and rear/side garden can accommodate a structure of this size and scale.

### **Services, Drainage and the Environment**

Water Services and Drainage Maintenance has requested Additional Information including a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design and a drawing showing plan & cross-sectional views of same. dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be: Conditions have been offered in the event of a grant of permission.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### **Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development.

### **Other Considerations**

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Residential Extension (Side and Rear)	38.75sq.m
Previous Extensions	0sq.m
Assessable Area	0sq.m

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Residential Extension (Side and Rear) and detached domestic shed	44.35sq.m
<b>Land Type</b>	<b>Site Area (Ha)</b>
Brownfield / Urban Consolidation	0.03 Ha



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### **Conclusion**

The proposed side and rear extensions at ground floor level of the existing residential dwelling and ancillary domestic detached shed structure, subject to conditions, are considered to be acceptable in principle and will not have a detrimental impact on the residential and visual amenity of adjacent properties. The proposed development will not significantly alter the character of the surrounding streetscape.

The proposed development of this planning application is in accordance with the provisions of the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010) and is therefore considered to be in accordance with the key principles of proper planning and sustainable development.

### **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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety 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. Limit of 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.

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#### **3. Drainage Design.**

Prior to the commencement of development the Applicant shall submit the following to for the written agreement of the Planning Authority:

- (i) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - (ii) A 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:
    - o At least 5m from any building, public sewer, road boundary or structure.
    - o Generally, not within 3m of the boundary of the adjoining property.
    - o Not in such a position that the ground below foundations is likely to be adversely affected.
    - o 10m from any sewage treatment percolation area and from any watercourse / floodplain.
    - o Soakaways must include an overflow connection to a public surface water sewer.
- REASON: In the interests of public health and in the interests of proper planning and sustainable development of the area.

#### **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.

#### **(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.

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(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:

- 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.

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5. Minimise Air Blown Dust.

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REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

6. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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).

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

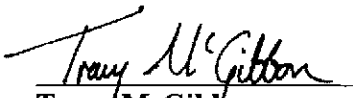
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**REG. REF. SD21B/0546**

**LOCATION: 19, Moy Glas Dale, Lucan, Co. Dublin, K78W086**




**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:**

9/12/21



**Eoin Burke, Senior Planner**