

# Comhairle Chontae Atha Cliath Theas

**PR/1595/21**

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

**Reg. Reference:** SD21B/0538      **Application Date:** 20-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 20-Oct-2021  
**Correspondence Name and Address:** Graham McNevin 3, Killakee Gardens, Firhouse, Dublin 24  
**Proposed Development:** Conversion of garage to side of existing dwelling with first floor extension over with both extending to front of dwelling; ground floor bay window extension of existing living room to front with covered porch area; conversion of attic and dormer to rear of existing roof; single storey extension to rear with internal alterations; single storey rear garden room & shed circa 40sq.m and all associated site works.  
**Location:** 33, Crannagh Park, Dublin 14  
**Applicant Name:** Orla Dooley  
**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.05 hectares.

### Site Description:

The application site contains a two storey, semi-detached house, located on Crannagh Park in a row of similar dwellings. The surrounding area is residential in nature.

### Site visited:

12 November 2021

### **Proposal:**

Permission is sought for the following:

- Conversion and two-storey extension of side garage (56sq.m)
- Ground floor bay window extension to front incorporating covered porch area (1.4sq.m)
- Rear dormer to facilitate conversion of attic to storage (33sq.m)
- Single storey rear extension (40sq.m)
- Single storey rear garden room and shed (38sq.m).

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

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### **Consultations:**

Surface Water Drainage – Further Information recommended

Irish Water – No objection, conditions recommended

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

Submission expiry date – 23/11/2021

Two submissions were received including the following:

- Lack of contiguous plans and elevations and lack of detail on drawings submitted, including no section lines or external measurements
- Overbearing impact of front extension
- Not clear how rainwater will be from pitched roof will be drained
- Out of character with the area, no similar development permitted elsewhere
- Scale of rear dormer is excessive and would impact on enjoyment of neighbouring property to rear.

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **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 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*

*Side extensions*

- *Respect the style of the house and the amount of space available between it and the neighbouring property*
- *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*

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*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.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary*

### *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*

### *Attic conversions and dormer windows:*

- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Relate dormer windows to the windows and doors below in alignment, proportion, and character.*

### *Overlook and loss of privacy:*

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

### **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).

### **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 subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

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### **Residential and Visual Amenity**

The proposal includes a front bay window extension and canopy over front door, conversion of garage and two-storey side extension with front protrusion, an attic conversion comprising flat roofed rear dormer and front roof light, single storey rear extension, garden room and shed building. No other external alterations are noted from drawings, which include elevations and contiguous elevations of both the existing and proposed development.

### Garage Conversion and Two-Storey Side Extension

The proposed extension would extend approximately 1.3m forward of the front building line and would accommodate a study/guest bedroom and wc at ground floor and a bedroom and en-suite at first floor level. The hipped roof of the main house would extend over the two-storey extension, and the front projection would have a complementary hipped roof, in keeping with the style of the main dwelling.

There are numerous examples in the area where similar two-storey side extensions have been constructed projecting forward of the front building line, including but not limited to SD17B/0283, SD14B/0264 and SD14B/0234.

Given the scale and orientation of the extension, and the front extension of the neighbouring dwelling, it is not considered that the proposal would give rise to any harmful overshadowing or loss of light.

### Bay Window and Covered Entrance

The bay window would extend approximately 0.8m from the front building line and would have a hipped roof that would extend over the front door and connect to the side extension. A driveway in excess of 7m in length would be retained. This extension is considered acceptable.

### Rear Dormer & Front Rooflight

The rear dormer would provide a new aspect at second floor level. There is a distance in excess of 57m from the dormer to neighbouring properties to the rear. It is therefore considered that the proposed dormer would not give rise to any harmful overlooking or loss of privacy. In addition, given the scale of the dormer and its location on the rear roofscape, it is not considered that it would give rise to any issues of overshadowing or loss of light. The dormer is therefore considered acceptable in terms of residential and visual amenity.

A rooflight is also proposed on the front elevation to serve the attic space and this is considered acceptable.

### Single-Storey Rear Extension

The single storey rear extension would extend 4.8m from the existing rear building line and would accommodate an extended dining room and kitchen. The extension would have a part plat

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roof and part pitched roof, incorporating 3 rooflights. It is noted that both neighbouring properties have rear extensions, and it is not considered that the proposed extension would impact these properties in terms of daylight or overshadowing. The extension is considered acceptable in terms of residential and visual amenity.

### **Rear Garden Room/Shed**

The garden room/shed would be located at the end of the rear garden and would comprise a single storey flat roof building with a 31sq.m garden room and 8sq.m shed. The structure would have a render façade with double glazed doors serving the garden room and double doors also serving the shed. It is not considered that the structure would give rise to any issues of overlooking or impacts to privacy given its size, location and orientation.

It has not been stated what the garden room would be used for and therefore a condition should be attached stating that this structure cannot be used for anything other than ancillary to the main dwelling. In particular, the garden room shall not be used for commercial purposes or as separate accommodation.

A rear garden significantly in excess of 70sq.m would be retained and this is considered acceptable.

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

Water Services has reviewed the application and has requested **additional information** as follows:

- 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.*
  - v) *Soakaways must include an overflow connection to the surface water drainage network.*

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It is considered that the concerns of Water Services can be addressed by way of **condition** in the event of a grant of permission.

Irish Water has also reviewed the application and has stated no objection subject to standard **conditions** in relation to compliance with water and wastewater codes and practices. It is considered appropriate to attach such **conditions**.

### **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. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Other**

#### **Development Contributions**

##### Extensions

- Two-storey extension of side garage – 56sq.m
- Ground floor bay window extension to front – 1.4sq.m
- Single storey rear extension – 40sq.m
- Conversion of attic to storage – 33sq.m (non-habitable)
- Single storey rear garden room and shed – 38sq.m (non-habitable)

Assessable area = 57.4sq.m (97.4sq.m total habitable – 40sq.m exempt)

### **SEA Monitoring**

Building Use Type Proposed:	Residential extension/non-habitable attic & garden room/shed
Floor Area:	168.4sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.05 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

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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 that effective control be maintained.
2. Surface Water Drainage.  
Prior to the commencement of development the applicant shall submit 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 /

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floodplain.

(v) Soakaways must include an overflow connection to the surface water drainage network.

REASON: in the interest of proper drainage.

3. **Water and Wastewater.**

All development shall be carried out in compliance with Irish Water Standards codes and practices.

REASON: In the interest of public health and to ensure adequate water and wastewater.

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.**

i) 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.

ii) The detached building in the rear garden shall only be used for purposes ancillary to the enjoyment of the dwellinghouse and shall not be used for habitation or for commercial purposes.

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.

(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



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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.

### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,532.79 (five thousand five hundred and thirty two euros and seventy nine 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

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accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

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


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

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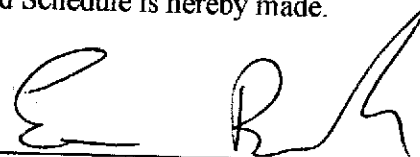
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**REG. REF. SD21B/0538**  
**LOCATION: 33, Crannagh Park, Dublin 14**

  
**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 13/12/21

  
**Eoin Burke, Senior Planner**