

Comhairle Chontae Atha Cliath Theas

PR/1601/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0532 **Application Date:** 18-Oct-2021
Submission Type: New Application **Registration Date:** 18-Oct-2021
Correspondence Name and Address: Madeleine Moore Architect 51, Edenvale Road,
Dublin 6
Proposed Development: Demolition of garage and chimneys; rear dormer roof
extension with rooflights; new rooflights to existing
house; construction of pitched and flat roofed single
storey extension to side and rear with roof lights;
construction of garden room and shed to rear with
rooflight; widening of vehicular entrance in front
boundary wall; SUDS drainage and all associated
landscaping and site development works.
Location: 42, Dodder Road Lower, Dublin 14
Applicant Name: Alex Williams & Shauna McGowan
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0559 hectares.

Site Description:

The application site contains a detached dormer bungalow located on Dodder Road Lower towards the end of row of similar dwellings. The house looks over the Dodder River and is located in an area that is residential in nature.

Site visited:

12 November 2021

Proposal:

Permission is sought for the following:

- Demolition of garage (11.3sq.m)
- Construction of part pitched part flat roof single storey side and rear extension (measured from drawings approximately 45sq.m) with roof lights.
- Flat roof rear dormer (approximately 1.9sq.m)
- Rooflights to side and rear
- Construction of garden room and shed to rear (23sq.m)
- Widening of vehicular entrance from 2.995m wide to 3.6m wide.

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- Removal of chimneys

Zoning:

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

Consultations:

Surface Water Drainage – Further Information recommended

Irish Water – No objection, conditions recommended

Roads – No objection, conditions recommended

SEA Sensitivity Screening

Indicates overlap with SFRA B

Submissions/Observations /Representations

Submission expiry date – 22/11/2021

No submissions or objections received.

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 demolition of the existing side garage and construction of a single storey side and rear extension with part pitch and part flat roof. In addition, a dormer window is proposed in the rear roofscape and a garden room/shed is proposed at the end of the garden to the rear of the property. Other changes proposed include widening of the existing front entrance and provision of rooflights.

Garage Demolition/Side and Rear Extension

The existing garage will be demolished and replaced with a side extension comprising store room and utility. This will extend the length of the house and provide an extended kitchen/dining room at the rear of the house. The front elevation will mimic the existing elevation, with a garage door and a flat roof over the store. The remaining extension will have a pitched roof.

The proposed rear extension will extend a maximum of 3.73m from the rear building line and will be angled to the main house. The roof of the extension would be pitched to a maximum height of 5.2m. The existing rear building line is recessed from that of both neighbouring properties. As a result, it is not considered that the proposed extension would negatively impact on either of these dwellings.

Based on the above the proposed extension is considered to be acceptable.

Rear Dormer

The dormer would be located in the rear roofscape. The dormer would have a pitched roof and extend out directly from the existing roof ridgeline. A maximum ceiling height of approximately 2.1m would be achieved and it should be noted that for use as a habitable room, all building regulations must be complied with.

While the House Extension Design Guide states dormers should be located down from the existing ridgeline and up from the eaves. In this instance, given the existing dormer to the front of the property and the character of other properties in the area, the extension of the dormer from the ridgeline is considered acceptable.

It is noted that the proposed chimney flue will extend in close proximity to the proposed dormer.

While the dormer would provide a new vantage point, it is not considered that this will give rise to unacceptable levels of overlooking as there is a distance in excess of 26m from the rear of the existing dwelling and neighbouring properties. It is not considered that the dormer would result in harmful overshadowing or loss of light. The dormer is therefore acceptable in terms of residential and visual amenity.

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Garden Room/Shed

The garden room and shed structure would be located at the end of the rear garden. The building would be located approximately 13m from the rear of the existing house, 50cm from the south and west boundaries and 5.6m from the eastern boundary. The structure would have a shed of 7sq.m and an ancillary garden room of 16sq.m. The structure would be clad in wood with a 'butterfly' roof. There would be a large window on the eastern elevation looking into the property's garden, with folding wooden shutters on the north elevation providing access to the garden room, and a separate door for the shed.

Given the location of the shed, its height and siting within the site, it is not considered that the structure would give rise to any undue harm to the privacy or residential amenity of neighbouring properties. A rear garden in excess of 100sq.m would be retained. The garden room and shed is therefore considered to be acceptable.

Access

It is proposed to demolish part of the front garden wall and widen the vehicular entrance from 2.995m wide to 3.6m wide. In addition, a sliding motorised gate will be installed.

The Roads Department has assessed the application and stated no objection subject to the following conditions:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 4. Any gates shall open inwards and not out over the public domain.*
- 5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

It is considered that the above **conditions** are appropriate and should be included with any grant of permission, with the exception of condition 5 as this would be unenforceable.

Other

Roof lights have been included to serve rooms on the ground floor. The existing chimneys to the front and rear will be removed to accommodate these rooflights and create larger internal rooms. These changes are considered acceptable.

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Services, Drainage and the Environment

Water Services have reviewed the applicant and have requested **additional information** as follows:

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.*
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:*
 - a. *At least 5m from any building, public sewer, road boundary or structure.*
 - b. *Generally, not within 3m of the boundary of the adjoining property.*
 - c. *Not in such a position that the ground below foundations is likely to be adversely affected.*
 - d. *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
3. *The applicant is required to include water butts as part of additional sustainable drainage systems (SuDS) features for the proposed development.*

Irish Water has reviewed the application and stated no objection subject to standard conditions.

These reports have been considered in the assessment of this application. It is considered that the information sought by Water Services can be obtained on foot of a grant of permission. As such a **condition** should be attached to any grant requiring the above information to be submitted and agreed with the planning authority prior to the commencement of development.

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.

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Other

Development Contributions

Existing Extensions

None

Application Extensions – 69.9sq.m

Rear and side extension 45sq.m

Attic extension 1.9sq.m (non-habitable)

Garden room & shed 23sq.m (non-habitable)

Assessable area = 5sq.m

SEA Monitoring

Building Use Type Proposed:

Residential extension

Floor Area:

69.9sq.m total habitable & non-habitable

Land Type:

Brownfield/Urban Consolidation.

Site Area:

0.0559 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, and the scale of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. 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.

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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. Access Arrangements.
 - (1) The vehicular access points shall be limited to a width of 3.5 meters.
 - (2) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (3) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
 - (4) Any gates shall open inwards and not out over the public domain.
REASON: In the interests of public and traffic safety.
3. Surface Water Drainage
Prior to the commencement of development the applicant shall submit the following to the Planning Authority for agreement:
 - (1) 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.
 - (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:
 - (a) At least 5m from any building, public sewer, road boundary or structure.
 - (b) Generally, not within 3m of the boundary of the adjoining property.
 - (c) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (d) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (3) The applicant is required to include water butts as part of additional sustainable drainage systems (SuDS) features for the proposed development.
REASON: To ensure adequate consideration of surface water treatment.

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4. Water and Foul Water.

All works shall comply with the Irish Water Standard Details for Water Infrastructure and the Irish Water Standard Details for Wastewater (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 and wastewater facilities.

5. (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. The proposed detached garden shed shall not be used as a habitable dwelling and shall not be used 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 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.

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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.

(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.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €481.95 (four hundred and eighty one euros and ninety five cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased

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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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REG. REF. SD21B/0532

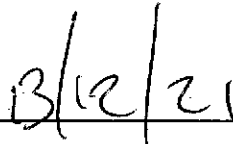
LOCATION: 42, Dodder Road Lower, Dublin 14




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:





Eoin Burke, Senior Planner