

Comhairle Chontae Atha Cliath Theas

PR/1604/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0539 **Application Date:** 20-Oct-2021
Submission Type: New Application **Registration Date:** 20-Oct-2021
Correspondence Name and Address: Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford
Proposed Development: Increase in external width of rear dormer and white render finish to rear dormer in place of zinc, from previously granted planning SD17B/0399 and all associated site works.
Location: 36, Cypress Grove North, Templeogue, Dublin 6W, D6W XT63
Applicant Name: Kevin & Lisa Hayes
Application Type: Retention

(CS)

Description of Site and Surroundings:

Site Area: stated as 0.038 ha

Site Description:

The subject site is located at No. 36 Cypress Grove North, Templeogue, Co. Dublin and contains an existing two storey, semi-detached dwelling with rear dormer and with front and rear garden. The streetscape is characterised by two storey dwellings with front and rear gardens.

Proposal:

- Retention permission for the increased external width of rear dormer.
- Retention permission for the white render finish to rear dormer in place of zinc finish as per previously permitted reg. ref. SD17B/0399.

Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* under the South Dublin County Council Development Plan 2016-2022.

Consultations:

Surface Water Drainage – No objection subject to conditions.
Irish Water – Not Applicable.

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Submissions/Observations /Representations

Two objections have been received with regards to the proposed application at the time of writing this report. The following are the main concerns outlined within the submissions received;

- Contravenes the planning permission granted previously SD17B/0399.
- Dormer is larger and projects further forward than original plans.
- Original pitch has been completely altered.
- At variance with all other dwellings in the vicinity.
- Infringes on privacy and rear garden of No.67 Cypress Grove Road.
- Would set an undesirable precedent.

The issues raised above have been taken into account in the assessment of the planning application.

Please note, below is a summary of a previous submission regarding previously approved Reg. Ref. SD17B/0399:

- *Proposed extension will block light to neighbouring property*
- *Not objecting in principle to an extension but concerns regarding the length, height and proximity to the boundary wall will reduce daylight, will be overbearing and oppressive*
- *Unclear from the plans how far the extension is from the boundary however the House Extension Design Guide by SDCC states a rule of thumb of a separation distance of approximately 1 metre from a side boundary per 3 metres of height therefore the separation distance from the boundary wall in this case should be 1.3 metres for the proposed height.*
- *Light coloured materials should be used on elevations adjacent to neighbouring properties; proposed extension elevation should be painted white.*

Relevant Planning History

SD17B/0399: 36, Cypress Grove North, Templeogue, Dublin 6W.

Demolish an existing ground floor kitchen to rear, build a new single storey extension to rear, build a first floor extension to side of existing building, construct a new bay window to the front, construct an attic conversion with dormer window to rear, install new ground floor window to side and associated site works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

ENF S7950. Live case remains open.

Pre-Planning Consultation

None recorded for subject site

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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

Section 11.3.3 (i) Extensions

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

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 relate to the following:

- Zoning and Council policy,
- Residential & Visual Amenity,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'To protect and/or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Residential & Visual Amenity

Retention of external width of rear dormer

The nearest residential dwelling is immediately north of subject site (No.34 Cypress Grove North). Under Reg. Ref. SD17B/0399 the proposed dormer on the rear roof slope would measure 3.9 metres in width and would be positioned below the ridge line of the roof. However, a **condition** was attached to this permission (SD17B/0399) in the interests of visual amenity that the width of the rear dormer be reduced to 3 metres. The drawings submitted show the external width of the rear dormer seeking retention permission to be 4.025m. This represents an increase in width of just over 1.0 metre. The drawings submitted show the rear dormer to be inset slightly by c.0.75m from the immediately adjoining neighbour. It is considered the application seeking

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retention would integrate reasonably well with the character of the area and would not have a significant adverse impact on residential and visual amenity.

Retention of white render finish to rear dormer

It is considered that the existing white render finish to the rear dormer in place of the zinc finish as per previously granted SD17B/0399 would harmonise with the existing dwelling on site. This is considered acceptable to the Planning Authority.

Services & Drainage

Surface Water Drainage has no objection, subject to **conditions**. Irish Water has stated that the application is not applicable in this instance. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

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

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

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

Flood Risk Report: No Objection

Water Report: Not Applicable

Foul Drainage Report: Not Applicable

It is considered appropriate to attach the above **conditions** in the event of a grant.

Development Contributions

- Retention for additional section of habitable rear dormer measuring c.1.5sq.m.
- Assessable Area is 1.5sq.m.

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| SEA Monitoring Information | |
|---|--------------------------|
| Building Use Type | Floor Area (sq.m) |
| Residential – Retention of Section of Rear Dormer | 1.5sq.m. |
| Land Type | Site Area |
| Brownfield/Urban Consolidation | Stated as 0.038 |

Conclusion

Having regard to the overall design and scale of the application seeking retention it is considered that, subject to compliance with the conditions set out below, the application seeking retention 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.

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 Retention 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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Drainage - Irish Water.
 - (i) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
 - (ii) The Developer shall ensure that there is complete separation of the foul and surface

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water drainage for the proposed development.

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

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

(v) 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.

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.

3. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €144.59 (one hundred and forty four euros and fifty 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 accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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.


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REG. REF. SD21B/0539

LOCATION: 36, Cypress Grove North, Templeogue, Dublin 6W, D6W XT63



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 Retention 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: 16/12/21



Eoin Burke, Senior Planner