

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0560 **Application Date:** 03-Nov-2021
Submission Type: New Application **Registration Date:** 03-Nov-2021
Correspondence Name and Address: David Corbally 55, Ludford Drive, Ballinteer, Dublin 16
Proposed Development: Single storey porch extension to front.
Location: 55, Palmer Park, Dublin 16
Applicant Name: Gerry & Ann Doyle
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description:

The site is a mid-terrace residential property, located within an established residential area.

Site Area: Stated as 0.02 Hectares.

Proposal:

Permission is sought for:

- Single storey porch extension to front.

Zoning:

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

Consultations:

None.

Strategic Environmental Assessment: Indicates no overlap with relevant environmental layers.

Submissions/Observations /Representations

None received.

Relevant Planning History

None.

Relevant Enforcement History

None recorded for subject site

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None recorded for subject site

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

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

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).”

Section 11.3.3 (i) Extensions

Section 11.8.0 Environmental Assessment

Policy 7 Car Parking

It is the policy of Council to take a balanced approach to the provision of car parking with the aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation.

Objective 3:

“To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.”

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions:

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- ***Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street***

Relevant Government Guidelines

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

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

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).

Assessment

The main issues to consider are:

- Zoning and Council policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Screening for Appropriate Assessment; and
- Screening for Environmental Impact Assessment.

Zoning and Council Policy

Subject to conditions, the proposed development is consistent in principle with zoning objective 'RES'. An alteration to an access is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan regarding Residential Extensions, and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

Visual and Residential Amenity

The proposed porch would extend 1.65m from the front elevation and would be 2.7m wide. It would have a ridge height of 3.96m, the eaves would be in line with the roof of the adjacent canopy and would be monopitch. In accordance with the house extension design guide, proposals should:

“Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street

It is noted that the proposal is 1.65m. However, the porch would be located adjacent to the neighbouring entrance and would not impact upon the habitable rooms of this dwelling. There is also a substantial gap between the porch and the habitable rooms of the host dwelling. The impact on residential amenity is, therefore, considered acceptable. There are different examples of porches in the street and the design in this instance is considered acceptable. It is considered that the 1.65m is substantially in compliance with the 1.5m guide and will not adversely impact on residential amenity.

Services and Drainage

The Water Services Section and Irish Water have stated that there are no objections, subject to conditions.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Screening for 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 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 Considerations

Developer Contributions

Porch – 3.3sq.m

No previous extensions.

Assessable area nil.

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

SEA Monitoring

Building Use Type Proposed Residential – extension

Floor Area (sq.m) 3.3

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.02

Conclusion

In conclusion, subject to conditions, it is considered that the proposed extension would, subject to the alterations and other conditions attached herewith, accord with the 'RES' land-use zoning, would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and 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 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. (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.

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

(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.

(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

Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

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/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

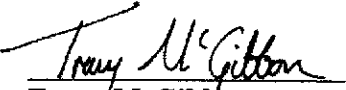
Comhairle Chontae Atha Cliath Theas

PR/1617/21

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0560

LOCATION: 55, Palmer Park, Dublin 16


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:

15/12/21


Eoin Burke, Senior Planner