

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0543 **Application Date:** 26-Oct-2021
Submission Type: New Application **Registration Date:** 26-Oct-2021
Correspondence Name and Address: Terry O'Riordan 32 Glen Easton Way, Leixlip, Co. Kildare.
Proposed Development: Single storey front, side and rear extension comprising of a den, utility room and living area; additional single storey rear extension as part of kitchen; new roof windows to side and rear of new roofs; all associated site works.
Location: 47, Earlsfort Road, Lucan, Co. Dublin
Applicant Name: Liam & Lorraine O'Brien
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 22/11/2021

Site Area: as stated 0.028 Hectares.

Site Description:

The subject proposal is located on a larger mid-road site on Earlsfort Road in Lucan. The subject dwelling contains a two-storey, semi-detached house with a token-hip roof profile. The streetscape is characterised by dwellings of similar style and appearance and by a mainly uniform building line. It is noted that the dwellings located to the north east of Earlsfort Road have variably-sized larger gardens.

Proposal:

- Single storey front, side and rear extension comprising of a den, utility room and living area; additional single storey rear extension as part of kitchen;
- new roof windows to side and rear of new roofs; all associated site works.

Zoning:

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

Consultations:

Surface Water Drainage: No objections subject to conditions.

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

Irish Water: No objections subject to conditions.

SEA Sensitivity Screening: No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None recorded for subject site.

Adjacent sites: (directly to the rear of subject property)

SD21B/0409 - 1, Earlsfort Close, Lucan, Co. Dublin. **Request AI** for an extension to side, rear and front at ground floor and attic space level at first floor with canopy to front for family use. The AI request relates to reduction in the projection of the first floor element of the design and accuracy in drawings.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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 2:

- 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

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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

Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*

Side extensions:

- *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.*
- *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.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear Extensions:

- *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.*

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Front Extension

It is noted that no outlined changes are proposed for the existing front elevation on the drawings submitted. The proposed front gable extension contains a window that is matching and consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010). The roof design will be addressed below.

Side/Rear Extension

The proposed pitched roof of the side extension does not reflect the character of the existing housing development or the surrounding area and therefore the pitch roof profile on the side extension should be omitted and be replaced with a mono-pitch roof profile by **condition**.

Having regard to the design, size and scale of the proposed single storey side extension, it is generally considered, subject to the amendment to the roof profile, to generally harmonise in design with the existing house and is considered to integrate cohesively with the surrounding area and to the visual and residential amenities of the area subject to the redesign of the pitch roof.

The proposal projects 2.5m from the gable side of the property in an 'L' shaped stepped format with a further projection of 0.9m east at a recessed 4.2m from the front building line. The ridge level height is proposed at 3.4m and shall cause no undue overbearing impact or overshadowing to the neighbouring property to the east, it is deemed to be set back appropriately from the eastern boundary. The main increase in the extension is in width with an additional 3.3m to the rear east and an infill of 3.96sq.m to the west of the dwelling. The proposal is flush with the existing rear building line. The proposed gable extension is conducive and seamless to its site in scale, size and context to the main dwelling, and subject to the redesigned roof is broadly consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

It is considered the proposal, subject to conditions, would not be significantly injurious to the amenities of the adjacent properties. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved in full for a three-bedroom house and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions, therefore a grant of permission is recommended.

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

Services & Drainage

The Water Service and Irish Water reports state no objection to the proposed development subject to **conditions** that include water butts as part of Sustainable Drainage Systems (SuDS) for the development being attached 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 sites, it is considered that the 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 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.

Planning Note:

The elevational drawings appear to be incorrect. The existing dwelling (and dwellings in the immediate vicinity) are characterised by token-hipped roof profiles, whereas the drawings, submitted with the application, indicate a pitch roof type. Revised and accurate drawings should be submitted for the Planning Register file – **CONDITION**.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension:	33.04sq.m
Assessable Area:	NIL

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	33.04sq.m
Land Type: Urban Consolidation.	
Site Area:	0.028 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed 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.

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

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. Modify Pitched Roof.
 - (i) The pitch roof profile of the side extension shall be omitted and shall be replaced with a mono-pitch roof profile.
 - (ii) The highest element of the mono-pitch roof profile shall be attached to the eastern façade of the existing dwelling. The height of the lower side elevation of the extension shall be 2.7m as proposed.
 - (iii) Prior to the commencement of development, revised front, side and rear elevational drawings showing the mono-pitch roof profile (required under Items i) and ii) shall be submitted to the Planning Authority.
REASON: In the interests of visual amenity and the protection of the character of the existing housing development.
3. Revised elevation drawings.
Prior to the commencement of development, revised and accurate elevational drawings, which are consistent with the existing dwelling shall be submitted for placement on the Planning Register File. Specifically, the drawings shall accurately show the existing roof profile.
REASON: In the interests of clarity.

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

4. Surface Water.

The applicant shall include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

(i) The applicant/developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(ii) Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

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.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) All works shall comply with the Irish Water Standard Details for Water Infrastructure, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>)

(ii) All works shall comply with the Irish Water Standard Details for WasteWater Infrastructure, (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 facilities.

Reason: In the interest of public health and to ensure adequate water / waste water facilities.

(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

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

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.

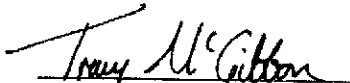
Comhairle Chontae Atha Cliath Theas

PR/1603/21

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0543

LOCATION: 47, Earlsfort Road, Lucan, Co. Dublin


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:

18/12/21


Eoin Burke, Senior Planner