

Comhairle Chontae Atha Cliath Theas

PR/1631/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0553 **Application Date:** 01-Nov-2021
Submission Type: New Application **Registration Date:** 01-Nov-2021
Correspondence Name and Address: M.H.M Design 'Clearview', Ballykea Road,
Loughshinny, Skerries, Co. Dublin
Proposed Development: Refurbishment of existing shed/workshop; further
extension of same to allow for games room/gym to
rear.
Location: 2, St. Anthonys Crescent, Walkinstown, Dublin 12
Applicant Name: Christopher and Valerie O' Donoghue
Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.04ha

Site Description:

The site contains an end of terrace dwelling, with a lane to the side. The application site sits to the south west of the lane, the rear of the adjacent terrace on St. Joseph's Road lies on the north east side of the lane. The streetscape is generally characterised by properties of a similar form and appearance.

Proposal:

Development will consist of:

- (1) Refurbishment of existing shed/workshop;*
- (2) Extension of shed (item 1) to allow for games room/gym to rear.*

Zoning:

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

SEA: no overlap indicated.

Consultations:

Irish Water : No objections, subject to conditions
Surface Water Drainage : No objections, subject to conditions
Roads: No objections

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Submissions/Observations /Representations:

None.

Relevant Planning History:

Application Site:

None recorded.

Adjacent sites:

None.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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.

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

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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Relevant Government Guidelines:

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

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, (2008).

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 and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment,

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'To protect and/or improve Residential Amenity'. The proposed development is consistent in principle with zoning objective 'RES'.

Residential and Visual Amenity

The existing shed measures 5.5m long and is 6.5m deep (at the widest point). It is approx. 3.1m high at the boundary (front). This drops to 2.9m to the rear. The roof is flat. There is a garage door onto the lane.

The proposed extension to the detached shed structure would also extend along the boundary and would have a flat roof to match existing. Due to the angle of the plot, the depth would extend to 8m. The length would increase to 10.5m. Windows are proposed on the north (French doors) and west elevations (i.e. facing into the curtilage of the host dwelling).

In terms of visual amenity, the proposed development is located to the rear of the property and would not generally be visible in the streetscene. It would primarily be visible from the laneway, which would be used by residents generally. The proposal would also be visible from the rear of the surrounding properties. Given the limited views, it is considered the proposal is acceptable.

The proposed development has quite a significant floor area for a rear 'shed' – the extension would measure 35sq.m and the existing measures approximately 30sq.m (an approximate gross

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floor area of 65sqm). However, it is noted that the property benefits from a large rear garden and a significant level of amenity space. Approximately 170sq.m of rear garden space would remain following the extension to the shed.

Due to the size and location of the shed, it would not have a negative impact on neighbour amenity.

The proposal would not result in any new accesses onto the lane. It is noted that the current boundary wall along the lane is low and that this would be increased for the area of the extension, however, it would not have a negative impact on safety, given the limited length of the increase in height.

Given the above, it is considered the proposed development is acceptable in terms of visual and residential amenity.

It is noted that the proposed structure would be a games room / gym. A condition is recommended to ensure the proposal is used solely in conjunction with the existing dwelling and not as a separate residence.

The refurbishment of the existing shed does not consist of any works.

Services and Drainage

Irish Water has raised no objections, subject to conditions.

Water Services has requested additional information regarding surface water. It is considered that this matter can be addressed via condition.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

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 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 Considerations

Development Contributions

- Proposal is for an extension to a detached shed structure (non-habitable) – 35sq.m
- No records of previous extensions
- Assessable area is Nil.

SEA Monitoring Information

- Building Use Type Proposed – domestic extension
- Floor Area (sq. m.) 35
- Land Type Brownfield/Urban Consolidation
- Site Area (Ha.) 0.04

Conclusion

Having regard to the:

- provisions of the South Dublin County Council Development Plan,
- the 'RES' zoning objective,
- the overall design and scale of the development proposed, and
- its location, siting and size of rear amenity space

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.

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. (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 shed / gym 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.
 - (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.
 - (iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iv) The applicant shall include water butts as part of SuDS (Sustainable Drainage Systems) for proposed development.
 - (v) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposalREASON: 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.

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(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 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.

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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.

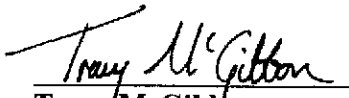
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REG. REF. SD21B/0553

LOCATION: 2, St. Anthony's Crescent, Walkinstown, Dublin 12

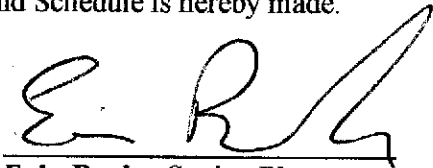


**Tracy McGibbon,
A/Senior Executive Planner**

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:

16/12/21



Eoin Burke, Senior Planner