

# Comhairle Chontae Atha Cliath Theas

**PR/1648/21**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0544      **Application Date:** 01-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 01-Nov-2021

**Correspondence Name and Address:** Joe Fallon Architectural Design 1A, Ryland Street, Bunclody, Co. Wexford

**Proposed Development:** Removal of existing chimney to side and single-storey extension to rear; construction of a new part single-storey, part two-storey extension to rear with rooflight; external insulation with render finish to entire dwelling; alterations to fenestration and front entrance porch to front façade; new raised parapet with lean-to roof behind to existing front porch and existing side annex; alterations to fenestration to side and rear at first-floor level and new side access door to front; provision of solar panels to main flat roof; alterations to front boundary wall including raising height of wall to 0.9m and entrance piers to 1.2m with new render finish replacing existing brick; widening of existing vehicular entrance to 3.5m; new 2m high nib wall to western boundary; and all associated site works.

**Location:** 43, Fortfield Park, Dublin 6W, D6WXH95

**Applicant Name:** Ronan & Emma Beirne

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.056 hectares

#### Site Description:

The application site contains a two storey, semi-detached house with a flat roof, located on Fortfield Park, one of 4 similar dwellings in an area that is residential in nature.

#### Site visited:

6 December 2021

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### **Proposal:**

Permission is sought for the following:

- Removal of existing chimney to side and removal of rear extension
- Part single, part two-storey flat roof rear extension (50sq.m)
- External insulation with render finish to entire dwelling
- Alterations to fenestration on front, rear and side elevations and new side access door to front
- Upgrade front entrance porch
- Solar panels on roof
- Widened entrance and alterations to front boundary wall

### **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

Parks – No objection

Roads – No objection, conditions recommended

### **Submissions/Observations /Representations**

Submission expiry date – 06/12/2021

No observations or submissions were received

### **Relevant Planning History**

None recorded for subject site.

#### Relevant application to west

**SD20B/0058: Permission Granted.** Demolition of existing chimney, sunroom and outhouses to rear of existing dwelling; construction of single storey extension with roof lights to rear of dwelling; new parapet flat roof, fenestration and brick finish to existing ground floor projection to front; alterations to fenestration to first floor of existing dwelling; new garage door and all associated site works.

### **Relevant Enforcement History**

None recorded for subject site.

### **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*

*(i) Extensions*

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

*Rear extensions*

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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).*

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Roads
- Public Realm
- 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.

### **Residential and Visual Amenity**

The proposal is for a demolition of existing rear extension and construction of single storey flat roof rear extension, flat roof first floor extension to rear, removal of chimney, external insulation to whole house, fenestration alterations, revisions for front elevation including upgraded porch, widening of driveway and revisions to front boundary wall and solar panels on roof. No other alterations are noted from the drawings.

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### External Alterations

Alterations to doors and fenestration on the front elevation include the replacement of 2 existing windows to the landing with 5 narrow windows, widening of window opens to sitting room and bedroom two and replacement of all windows with art deco styled windows, replacement of existing front door and window with new door and glass porch and the replacement of the existing garage doors with garage doors and fanlights. The angled return to the side of the garage will be squared off and external insulation will be installed around the entire house. To the side and rear all windows will be replaced to match the front elevation. the existing angled parapet will be altered to suit the external insulation and one chimney will be removed. Solar panels will be located on the roof.

The proposed alterations are considered acceptable as they will ensure the efficiency of the property in terms of energy consumption and will also upgrade the front elevation, to complement works undertaken at the adjoining property. It is considered that the works will upgrade the property and provide an attractive façade. The works are therefore considered acceptable. A **condition** should be attached to a grant of permission specifying that any windows serving bathrooms, en-suites or cloakrooms should be obscure glazing, to protect privacy.

### Extensions

The ground floor will be extended by 44sq.m to the rear, protruding a maximum of 5.2m from the original rear building line of the property. The extension would have a flat roof and would be approximately 3.7m in height. A distance of 0.9 – 1.1m will be retained to the side boundary with the neighbouring property to the west. Given the scale of the extension and the orientation of the properties and the distance maintained to the party boundary, it is not considered that the extension would give rise to unacceptable levels of overshadowing. A large rear garden in excess of 200sq.m would be retained. The extension is therefore considered acceptable.

At first floor level bedroom 3 and 4 will be extended 1.875m from the rear building line with a flat roof to match the existing house. At first floor level there is a distance of approximately 4m between the two properties. Given the scale, orientation and layout of the proposed first floor extension, it is not considered that there will be any undue impacts to the neighbouring property in terms of overshadowing or loss of light. Windows for the extended bedrooms will be located on the rear elevation. there are no properties directly facing the dwelling to the rear. There is a house located approximately 50m to the south of the dwelling and therefore unacceptable levels of overlooking are not likely as a result of the development.

Based on the above the extension and other works are considered acceptable.

### **Roads**

The driveway entrance will be extended to 3.5m and the boundary walls will be raised to 0.9 m, with entrance pillars of 1.2 m. These changes are considered acceptable.

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The Roads Department has reviewed the application and has stated no objection subject to the following **conditions** being imposed in the event of a grant:

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. *Any gates shall open inwards and not out over the public domain.*
4. *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.*

The above **conditions** are considered appropriate and should be attached in the event of a grant, apart from condition 4 which would be unenforceable.

#### **Public Realm**

The Public Realm Department has reviewed the application and has no comment or objection to the development.

#### **Services, Drainage and the Environment**

Water Services has reviewed the application and has recommended **further information** be sought in relation to the following:

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:*
  - i) *At least 5m from any building, public sewer, road boundary or structure.*
  - ii) *Generally, not within 3m of the boundary of the adjoining property.*
  - iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*
  - iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
  - v) *Soakaways must include an overflow connection to the surface water drainage network.*
3. *The applicant is required to include Water Butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.*

Irish Water has reviewed the application and stated no objection subject to standard **conditions** ensuring compliance with Irish Water's standards and codes.

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These reports have been reviewed and it is considered that a **condition** should be attached to any grant of permission requiring the **further information** requested by the Drainage department to be submitted for agreement prior to 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.

### **Other considerations**

#### **Development Contributions**

##### Existing Extensions (measured from drawings)

Front porch – 3sq.m

Side lean to – 12sq.m

Rear extension – 24sq.m (to be demolished)

##### Application Extensions (measured from drawings)

Ground floor rear extension – 43sq.m

First floor rear extension – 7sq.m

Assessable area = 35sq.m

### **SEA Monitoring Information**

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	Residential extension
<b>Floor Area (sqm)</b>	50sq.m
<b>Land Type</b>	Brownfield
<b>Site Area</b>	0.056 ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities

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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 proposal would be consistent 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.

### **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. Obscure Windows  
All windows that serve bathrooms, en-suites or cloakrooms shall be obscured glazed.  
REASON: To protect privacy.
3. Vehicular Access.
  - (a) The vehicular access points shall be limited to a width of 3.5 meters.
  - (b) 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.
  - (c) Any gates shall open inwards and not out over the public domain.REASON: To protect traffic safety and protect pedestrian amenity.
4. Sustainable Urban Drainage Systems.  
Prior to the commencement of development that applicant shall submit for the agreement

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of the Planning Authority:

- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (b) 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:
  - (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Soakaways must include an overflow connection to the surface water drainage network.
- (c) The applicant is required to include Water Butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.  
REASON: To ensure the provision of suitable SuDS.

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) 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.



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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

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6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,373.65 (three thousand three hundred and seventy three euros and sixty 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 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](mailto: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 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/0544**

**LOCATION: 43, Fortfield Park, Dublin 6W, D6WXH95**

*jjohnston*  
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**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:**

20/12/21

*Eoin Burke*  
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**Eoin Burke, Senior Planner**