

Comhairle Chontae Atha Cliath Theas

PR/0044/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0566 **Application Date:** 05-Nov-2021
Submission Type: New Application **Registration Date:** 05-Nov-2021

Correspondence Name and Address: Terry O'Riordan, Draftcad Ltd 32 Glen Easton Way, Leixlip, Co. Kildare.

Proposed Development: First floor front, rear and side extension over existing playroom and utility room comprising of 1 bedroom, 1 bathroom, roof windows to rear of new roof; all associated site works.

Location: 17, Beechdale Crescent, Ballycullen, Dublin 24, D24FA47

Applicant Name: Brian & Ciara Fogarty

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: stated as 0.039 Hectares.

Site Description:

The subject site is located on Beechdale Crescent and occupies a corner site within an existing housing estate. The site consists of an existing detached two storey dwelling. The surrounding properties are semi-detached. Mature trees screen the site from the property at No15.

Proposal:

First floor front, rear and side extension over existing playroom and utility room comprising of 1 bedroom, 1 bathroom, roof windows to rear of new roof; all associated site works.

Zoning:

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

Consultations:

Water Services: No objection subject to conditions.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

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Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD02A/0188 Residential development of 290 no. dwellings consisting of 6 no. 4 bed detached houses, 120 no. 3 and 4 bed semi-detached houses, 54 no. 3 and 4 bed terraced houses and 106 no. 2 bed apartments and 4 no. 2 bed apartments over a local centre of 1389m² including a 229m² creche, a 154m² community facility unit with 7 other neighbourhood units along with all associated public open space, site services and infrastructural works, including realignment of Old Court Road and Daletree Road on site of approx. 21 acres located North of Old Court Road and west of Daletree Road with access off Old Court Road and Daletree Road at Ballycullen. This development includes a 1.95 Acre portion of Class 1 Public Open Space located east of Woodstown Abbey Estate and South of Orlagh Grove Estate in an area designated for Public Open Space in accordance with the Ballycullen - Oldcourt Action Plan. **Permission Granted**

Relevant Enforcement History

None.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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 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 11.3.1 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 11.4.2 Car Parking Standards

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Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including for side extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *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.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

Relevant Government Guidelines

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

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Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.

Assessment

The main issues for assessment relate to:

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

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – ‘To protect and/or improve residential amenity’. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Note: The proposal is described as *First floor front, rear and side extension...* however, it is noted that the proposal is situated to the side only and does not extend to the front or rear of the original dwelling.

Visual and Residential Amenity

The proposed first floor extension would be situated to the side of the dwelling, above an existing playroom. The proposed extension would be flush with the main dwelling. There is an existing front facing gable that projects forward of the main elevation, however the extension would not extend this far forward. The proposed ridge of the extension would be lower than the existing dwelling and the eaves would be the same height. As such, the general design of the

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extension is considered acceptable. The proposed bedroom would measure 4.3 x 2.3m, which meets the requirements for a single bedroom.

Two new window opes are proposed on the front elevation – they are vertical in emphasis, whereas the existing windows are horizontal in emphasis. Notwithstanding this, it is clear from the floor plans that the vertical emphasis windows will provide space for a double bed in quite a narrow room and the windows will create an interesting feature at this corner location.

The rear window matches the existing rear windows. It would be situated further from the dwellings to the rear than the existing rear windows. The impact in terms of visual and residential amenity is considered acceptable. The side window is situated approx. 17m from the boundary with the adjacent dwelling, there are mature trees and a road in between. Given the distance and the existing screening, the side window is considered acceptable.

The extension would be constructed from materials to match existing.

Services and Drainage

Water Services has no objections, subject to conditions.

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.

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.

Development Contributions

Residential extension (habitable) 18.39sq.m

No previous extension

40sq.m exemption.

Assessable area: Nil

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SEA monitoring

Building Use Type Proposed: Residential extension

Floor Area: 18.39sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.039 Hectares.

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.

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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 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 applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

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

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

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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.

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.

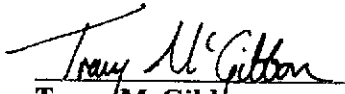
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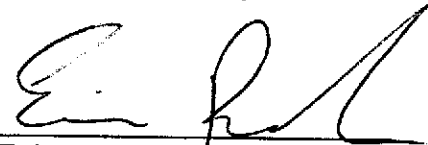
REG. REF. SD21B/0566

LOCATION: 17, Beechdale Crescent, Ballycullen, Dublin 24, D24FA47


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: 10/1/22


Eoin Burke, Senior Planner