

Comhairle Chontae Atha Cliath Theas

PR/0018/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0568 **Application Date:** 08-Nov-2021
Submission Type: New Application **Registration Date:** 08-Nov-2021
Correspondence Name and Address: Desmond J. Halpin 15 Carriglea Drive, Firhouse,
Dublin 24
Proposed Development: Retention permission for a single storey extension to
the side and rear of the existing semi-detached
dwelling with internal alterations; all associated site
works.
Location: 36, Beverly Avenue, Dublin 16
Applicant Name: Peter McCabe
Application Type: Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 184.96sq.m (0.018496 hectares)

Site Description:

The application site contains a two storey, semi-detached house, located on Beverly Avenue in a row of similar dwellings. The surrounding area is residential in nature.

Proposal:

Retention permission is sought for the following:

- Single storey rear extension (20.13sq.m)

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 – Further information recommended

Roads – No objection

Submissions/Observations /Representations

Submission expiry date – 13/12/2021

No submissions or observations were received.

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Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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*

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
- Services, Drainage and the Environment
- Roads
- 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 for retention includes a single storey rear extension with pitched roof with

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rooflights and glazing on the rear elevation. A door is provided on the east elevation of the extension, allowing access via the external side passage of the main dwelling. No other external alterations are noted from drawings.

The rear extension is approximately 20sq.m and accommodates a family room, lobby and toilet. The extension extends 3.6m, less than 50% of the original dwelling, from the rear building line of the main dwelling. The extension extends the full width of the property and a further 1.1m to the side, which formerly provided access to the rear garden. A door has been provided allowing access from the side passage into the rear extension. The maximum height of the extension is 3.8m, adjoining the main dwelling, sloping down to 2.8m. It is not considered that there would be any harmful impacts of overlooking, overshadowing or loss of light as a result of the retention of this extension. Materials match the existing dwelling. A rear garden of approximately 44sq.m is retained.

Based on the above, retention of the extension is considered acceptable.

Services, Drainage and the Environment

Water Services has reviewed the application and recommended **further information** as follows:

The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

Irish Water has reviewed the application and recommended **further information** as follows:

The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

As the development has already occurred and retention is being sought, it is considered appropriate to request the recommended items by **condition**.

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Roads

The Roads department has reviewed the application and have stated no objection.

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

Development Contributions

Extensions to be retained

Rear extension: 20.13sq.m

There are no other existing habitable extensions.

Assessable area = 20.13sq.m

SEA Monitoring

Building Use Type Proposed:	Residential extension (retention)
Floor Area:	20.13sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.018496 Hectares.

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 retention of the 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 proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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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 Retention 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 to be in accordance with submitted plans and details.
The development shall be retained fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Surface Water and Foul Water Drainage.
Within three months of the final date of grant of permission, the applicant/developer shall submit drawings to the Planning Authority showing existing and proposed surface water and foul water drainage layouts up to and including the point of connection to the public surface water and foul water sewers as necessary. The drawings shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawings shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks and the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
REASON: In the interests of public health.
3. 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,

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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.

4. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €2,103.38 (two thousand one hundred and three euros and thirty eight 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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

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.

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REG. REF. SD21B/0568

LOCATION: 36, Beverly Avenue, Dublin 16



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 Retention 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: 11/1/22



Eoin Burke, Senior Planner