

Comhairle Chontae Atha Cliath Theas

PR/0074/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0525 **Application Date:** 12-Oct-2021
Submission Type: Additional **Registration Date:** 16-Dec-2021
Information

Correspondence Name and Address: Anthony Keeler 49, St. Laurence Road, Chapelizod, Dublin 20

Proposed Development: Demolition of existing garage to side; construction of a two storey extension with pitched roof to side of existing dwelling; single storey extension with pitched roof to front of existing dwelling; single storey flat roof extension to rear of dwelling; pitched glass lantern roof light to roof of rear extension and projection feature window to first floor bedroom also at rear; all other associated ancillary site works included in the application.

Location: 131, Wheatfield Road, Dublin 20

Applicant Name: Jennifer and Graham Mulligan

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0357 Hectares as stated per application.

Site Description:

This site contains a two storey, semi-detached dwelling with a hipped roof profile and attached garage to side with flat roof. There is an access lane to the rear and the streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance with a mainly staggered building line.

Proposal:

The proposed development comprises of the following:

- Demolition of existing side garage (c.20.5sq.m).
- Two storey extension with pitched roof to side.
- Single storey front extension with pitched roof.
- Single storey rear extension with flat roof.
- Pitched glass lantern roof light to rear elevation and projection feature window to first floor rear bedroom.
- Proposed works measure c.78.2sq.m.

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Zoning:

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

Consultations:

Surface Water Drainage – No report received to date.

Irish Water – No report received to date.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD15B/0346: 123, Wheatfield Road, Dublin 20.

Construction of a single storey, extension to the rear of the existing dwelling with a second floor extension to the side above existing accommodation, with associated site works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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).

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Section 2.5.8 Rural House & Extension Design
Policy H27 Rural House & Extension Design

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 11.4.2 Car Parking Standards
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)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.'
A residential extension is permitted in principle subject to its accordance with the relevant

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provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Demolition of existing side garage (c.20.5sq.m).

The demolition of the existing single storey attached side garage is considered to be broadly acceptable in this instance.

Two storey side extension with pitched roof.

The extension will be built to the boundary with the immediate neighbour to the east and includes for the extension of the existing hipped roof and will be finished in a parapet wall upstand. The extension is splayed in design and will project the full length of the existing dwelling at both levels. The proposal includes for a projection feature window to first floor rear bedroom to create a window seat. The window will project outwards from the main rear building line by c.0.5m and will have a flat roof over. The extension would integrate reasonably well with the character of the area and would not have a significant adverse impact on residential and visual amenity. The extension would comply with the SDCC House Extension Design Guide 2010.

Single storey front extension with pitched roof.

The extension will project outwards from the main front building line by c.1.5m and will span the full width of the front elevation of the existing dwelling (c.9.4m) and will be covered by a hipped roof profile. The roof will have an eaves height of c.2.6m and will have a ridge height of c.3.2m. The extension would visually accord with the character of the area and would comply with the SDCC House Extension Design Guide 2010.

Single storey flat roof rear extension with pitched glass lantern roof light

The extension will have a flat parapet roof and will be built to the boundary with the immediate neighbour to the west and will be offset slightly from the immediate neighbour to the east. The extension will have a parapet height of c.3.3m and will have a pitched glass lantern roof light placed at its centre. The extension will project outwards from the main rear building line by c.6.9m and will span a width of c.6.7m. It is noted that there is a single storey rear extension in the immediate neighbouring site to the west (No.129 Wheatfield Road) built to the boundary with the subject site with a projection of c.4.0m outwards from the main rear building line. A reasonable level of private open space will remain post completion. The extension would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

Rear dormer (non-habitable- games/study room)

The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset slightly with the immediate adjoining neighbour. It will have an

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internal floor to ceiling height of c.2.2m. It will project out from the roof by c.3.3m and will span a width of c.4.0m. There will be no undue overlooking and the dormer would comply with the SDCC House Extension Design Guide 2010. However, the rear dormer shown in the drawings submitted is not identified in the description of works in the public notices. In this regard, it is considered appropriate that the applicant be requested to address this issue by way of **additional information**. It is considered reasonable that the applicant is requested, to re-advertise, re-erect and re-submit the public notices in relation to the proposed rear dormer.

Services and Drainage

No reports have been received from Irish Water or Surface Water Drainage to date. In the event of a grant it is considered appropriate to attach standard **conditions** for services and drainage.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Two storey side extension, single storey front & rear extensions (c.78.2sq.m.).
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is 38.2sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Single storey side extension	78.2sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0357

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Conclusion

Additional information is required regarding the following items:

- Description of works to be re-advertised in public notices regarding the proposed rear dormer.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 06/12/2021.
- Further Information was received on 16/12/2021 (significant)

No submissions/observations on the further information have been made

The following Further Information was requested.

Item 1: Proposed rear dormer to be advertised.

The rear dormer shown in the drawings submitted is not identified in the description of works in the public notices. The applicant is requested to re-advertise, re-erect and re-submit the public notices in relation to the proposed rear dormer.

Further Consultations

None.

Further Submissions/Observations

None.

Assessment

Item 1: Proposed rear dormer to be advertised.

The applicant has re-advertised, re-erected and re-submitted the public notices in relation to the proposed rear dormer to address this request for further information. Both the revised site notice and newspaper notice include for the proposed rear dormer as part of the description of works. An extract taken from the public notices states the following;

'Flat roof dormer extension to rear of existing attic space'.

No further submissions/observations have been made and the Planning Authority considers the applicant has satisfactorily responded to the request for further information.

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Land Type	Site Area (Ha.)
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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Further

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Information received on 16/12/2021, 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 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 Sustainable Drainage Systems (SuDS) measures for the proposed development.

(ii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

(iv). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

(v). All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

(vi). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vii). 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.

(viii). 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.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable

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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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3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,991.52 (three thousand nine hundred and ninety one euros and fifty two 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.

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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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NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.


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REG. REF. SD21B/0525

LOCATION: 131, Wheatfield Road, Dublin 20



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:

20/1/22



Eoin Burke, Senior Planner