

Comhairle Chontae Atha Cliath Theas

PR/0055/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0573 **Application Date:** 11-Nov-2021
Submission Type: New Application **Registration Date:** 11-Nov-2021
Correspondence Name and Address: O' Brien Architects Roydon, Ryevale, Leixlip, Co. Kildare
Proposed Development: Retention of extension to ground and first floor.
Location: 1, Daletree Road, Ballycullen, Tallaght, Dublin 24
Applicant Name: Donal Dunleavy
Application Type: Retention

(CM)

Description of Site and Surroundings:

Site Area
0.054 Ha.

Site Description

The 5-bedroom house is located on a corner site with Daletree Road and The house is an unusual construction, based on an L-shaped building with numerous 1-storey additions, and a 2-storey element at its northern side, with pitched roofs throughout and numerous roof lights. Daletree Road is an access route for a cottage to the east, while two semi-detached infill houses are accessed via a dedicated laneway between the subject site and the other access route. There is a large single-storey structure to the rear of the house.

Site visit: 22/12/21

Proposal:

Retention of extension to ground and first floor.

This relates to part of the 2-storey element of the house, and a single-storey protrusion at ground level at the same location.

Zoning:

'RES' – 'To protect and/or improve residential amenity.'

Consultations:

Water Services Request Additional Information.

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SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD03B/0595 – Permission **granted** for “addition of a second storey to rear.”

Relevant Enforcement History

S0671 – Pre-dates previous grant of permission.

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 9.3.4 Non-Designated Areas

Policy HCL 15 Non-Designated Areas

Objective 3 – To protect existing trees, hedgerows and woodlands...

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

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Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)
Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy;
- Residential amenity and visual impact;
- Water

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- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to extensions to dwellings.

Planning History

A first floor extension was built under SD03B/0595. The planning history of the house before that point is unclear, and two extensions appear to have been added at different stages to the rear, prior to the application under SD03B/0595.

There is a structure to the rear described as a 'timber shed'. This does not have planning permission at 59m² far exceeds the limits allowed for a garden shed as exempted development.

Residential Amenity and Visual Impact

The drawings submitted by the applicant are not consistent in terms of what they label as being the subject of the retention application. It is clear from the section, first and second floor plan drawings, and in comparison to the drawings on file SD03B/0595, that the application relates to the westernmost portion of the 2-storey element (approximately 1-metre in width across the entire section of the building), and the ground floor 'lobby' under a lean-to pitched roof to the west of the 2-storey element.

It is considered that the additional floor area at first floor level does not cause a material difference in visual impact compared to the development permitted under SD03B/0595.

The ground floor element would be, on its own and in combination with the other elements applied for, found to be permissible if applied for as a new extension to the house. It sits behind the front building line and integrates into the character of the building generally.

Water

The Environmental Services Department has sought additional 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

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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@sdublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

The application includes some details of drainage connections within the site, but not to the extent required by Environmental Services. The above should form the basis of a **condition of permission**.

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.

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.

Other

Development Contributions

Residential extension of 12.5sq.m.
Previous extensions exceed 40sq.m.
Assessable area is 12.5sq.m.

SEA Monitoring

Building Use Type Proposed:	Residential extension
Floor Area:	12.5sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.054 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, and the scale of the proposed development, it is considered that, subject to the conditions set out below, the retention of 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.

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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. Water Layout.
Within 3 months of the date of final grant of this permission the applicant shall submit to the Planning Authority:
(A) 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 AJs, 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, and that these pipes have not been compromised by the subject works of this application, or any other works/structures on the site. 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.
(B) details of any corrective works at their own expense to comply with the requirements of the Water Services section.

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REASON: To protect water infrastructure.

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, 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 €1306.13 (One thousand three hundred and six Euro and thirteen cent), 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.

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/0573

LOCATION: 1, Daletree Road, Ballycullen, Tallaght, Dublin 24

jjohnston

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: _____

14/1/22

Eoin Burke

Eoin Burke, Senior Planner