

Comhairle Chontae Atha Cliath Theas

PR/0058/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0577 **Application Date:** 12-Nov-2021
Submission Type: New Application **Registration Date:** 12-Nov-2021
Correspondence Name and Address: Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24
Proposed Development: Ground floor partial front extension; ground floor side extension with 3 rooflights over; ground floor rear extension with 1 rooflight over; all with pitched roofs over; dormer roof window on rear slope of roof at attic level.
Location: 55, Seskin View Road, Tallaght, Dublin, 24
Applicant Name: Edel & Wayne Paul
Application Type: Permission
(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.03 hectares

Site Description:

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

Site visited:

6 December 2021

Proposal:

Permission is sought for the following:

- Construction of a **single storey ground floor extension** incorporating a front porch (2.4sq.m), side (15sq.m) and rear (33sq.m) extensions
- **Rear dormer** extension (24sq.m)

Zoning:

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

Consultations:

Surface Water Drainage – No objection, conditions recommended

Irish Water – No objection, conditions recommended

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Submissions/Observations /Representations

Submission expiry date – 16/12/2021

No submissions or observations received.

Relevant Planning History

SD05B/0492: Permission granted for retention of as built variations to existing garden shed, as granted under Planning Permission Reg Ref No. 93B/0704, and external materials and finishes to same.

93B/0704: Permission granted for garden shed at rear.

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*

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*

Attic conversions and dormer windows:

- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Relate dormer windows to the windows and doors below in alignment, proportion, and character.*

Overlook and loss of privacy:

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

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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
- 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 single storey, ground floor extension, incorporating a front porch and side and rear extensions with a split pitched roof. In addition, the attic would be converted to storage space with a flat roof dormer window included on the rear roofscape. No other alterations are noted from the drawings.

Ground floor extension

The front porch would be 2.3sq.m and have a hipped roof, connecting to the side extension. A minimum driveway length of 6.9m would be retained. The front porch and side extension would extend 1.5m from the front building line of the main dwelling. It is considered that the extension accords with the House Extension Design Guide and is therefore acceptable.

The rear extension would have a split pitched roof reaching a maximum height of 5.9m and would extend the full width of the property, from the east to the west boundary. Given the setback of the properties and the existing rear extension of the neighbouring property to the east, it is not considered that this would give rise to unacceptable levels of overshadowing or loss of light. The extension would extend 3.6m from the existing rear building line. There is an existing large shed of 43sq.m located at the rear of the garden. With this shed and the extension, a rear garden of approximately 65sq.m would be retained.

Based on the above, the proposed ground floor extension is considered acceptable.

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Dormer Extension

The rear dormer would accommodate a 24sq.m attic room. The dormer would be flat roof and would be located down from the ridgeline and up from the eaves. The section provided shows a ceiling height of 1.8m. The applicant should note that to be used as a habitable room, a ceiling height of 2.4m would need to be achieved and all building regulations would need to be complied with. There is a distance in excess of 40m from the property to neighbouring dwellings at the rear. It is not considered that the dormer extension would give rise to unacceptable levels of overlooking, overshadowing or loss of light for any neighbouring properties.

Based on the above, the dormer extension is considered acceptable.

Services, Drainage and the Environment

Water Services and Irish Water have reviewed the application and have stated no objection subject to standard **conditions** relating to the provision of water butts as SuDS measures and the following of Irish Water standard codes and practices. It is considered appropriate to attach these **conditions** in the event of a grant 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.

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

Shed permitted under SD05B/0492 and 93B/0704 – 43sq.m (non-habitable)

Application Extensions – measured from drawings

Ground floor extension – 50.4sq.m

Attic – 24sq.m (non-habitable)

Assessable area = 10.4sq.m

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SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Residential extension/non-habitable attic
Floor Area (sqm)	74.4sq.m
Land Type	Brownfield
Site Area	0.03 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 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.

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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) Drainage.

(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.

(iv) The applicant shall include Water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

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.

(c) 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.

(d) 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

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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.

3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,086.70 (one thousand and eighty six euros and seventy 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.

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

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REG. REF. SD21B/0577

LOCATION: 55, Seskin View Road, Tallaght, Dublin, 24



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: 17/1/22



Eoin Burke, Senior Planner