

Comhairle Chontae Atha Cliath Theas

PR/0071/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0579 **Application Date:** 16-Nov-2021
Submission Type: New Application **Registration Date:** 16-Nov-2021
Correspondence Name and Address: Matthew Fagan 229, Clonliffe Road, Drumcondra, Dublin 3
Proposed Development: Construction of a first floor side extension and small ground floor side extension; widening of vehicular entrance to front of property; amendments to the porch roof; all associated site works.
Location: 1, Templeville Park, Templeogue, Dublin 6W
Applicant Name: Laura Reynolds & Ciaran Shanahan
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 22.12.21

Site Area: as stated 0.00029 Hectares as stated on application.

Site Description:

The site is located at No. 1 Templeville Park, Templeogue and contains an existing two-storey, semi-detached dwelling with hipped roof. The subject dwelling is adjacent to a large corner site and orientated in opposing directions, with No. 10 Templeogue Road projecting further north. The streetscape in the vicinity is characterised by two storey semi-detached dwellings with front and rear gardens.

Proposal:

- Construction of a first-floor side extension and small ground floor side extension;
- widening of vehicular entrance to front of property;
- amendments to the porch roof; all associated site works.

Zoning:

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

Consultations:

Surface Water Drainage

No objections subject to standard conditions.

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Roads No objections subject to standard conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD04B/0324- 2 Templeville Park, Templeogue, Dublin 6w. Demolition of existing extension and outbuildings and the construction of a 2-storey extension to north eastern elevation and a single storey extension to both the south western and south eastern elevations of the existing 2 storey house and ancillary works.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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

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Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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

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.
- 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.
- Avoid the use of prominent parapet walls to the top of side extensions.

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Front Extension

The front porch extension integrates with the new proposed side extension. The roof is proposed as a hipped roofed canopy with matching fenestration and integrates cohesively with the subject dwelling in style and form. The proposal does not exceed the projection recommendation and is

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consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010). This is acceptable.

Side Extension

The proposed ground floor side extension is an infill envelope of 3.2sq.m to the existing rear gable of the site and is included in the new proposal. The proposed first floor side extension projects from the gable elevation 3m to the east. The first-floor gable proposal is built above the existing footprint of the ground floor extension. The proposal reflects the design and character of the existing house with matching materials and fenestration and is considered to integrate cohesively to the visual and residential amenities of the area. The overall proposal now encompasses the entire house with one hipped roof at 8.8m in height and is considered seamless in scale, size and context to the main dwelling. It is noted that the roof is also slightly stepped at the gable side to appear subservient and separate to the existing house with the proposed extension.

The proposal shall cause no overbearing impact or overshadowing to the neighbouring properties to the east having regard to the ample distance between both dwellings on this generous site. The proposal is considered consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) and is acceptable and a grant of permission is therefore recommended.

Roads

The Roads Department report states no objections, subject to standard conditions relating to the height and width of the vehicular entrance with public safety additions, these will be applied to any permission granted. The proposed vehicular access will be 3.5m wide and is acceptable.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report states no objections subject to standard condition and for additions of water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development. These items shall be **conditioned**.

Regarding Irish Water, no report was requested however standard compliance with connection to the public foul water sewer shall apply.

The Water Services and Irish Water requirements shall be obtained by **condition** 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 sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side Extension:	26.4sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	26.4sq.m
Land Type: Urban Consolidation.	
Site Area:	0.00029Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the 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 proposed extension would be in compliance 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.

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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.
2. Roads Department.
 - (1) The vehicular access point shall be limited to a maximum width of 3.5 meters.
 - (2) The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
 - (3) Any gates shall open inwards and not outwards over the public domain.
 - (4) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.REASON: In the interest of public safety and the proper planning and sustainable development of the area.
3. Surface Water.
 - (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
 - (b) All works shall comply with the Building Regulations -Technical guidance document-Part H Drainage and Wastewater disposal.
 - (c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (d) Water butts and permeable surfaces in newly proposed parking areas shall be provided on site as part of SuDS (Sustainable Drainage Systems) for proposed development.REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.
4. (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.

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(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 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.

(iii) 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 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

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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.

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.

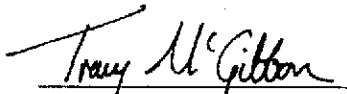
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REG. REF. SD21B/0579

LOCATION: 1, Templeville Park, Templeogue, Dublin 6W


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: 19/1/22


Eoin Burke, Senior Planner