

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0531 **Application Date:** 13-Oct-2021
Submission Type: Additional **Registration Date:** 16-Dec-2021
Information

Correspondence Name and Address: Peter Brennan Hayfield House, Knocklyon Road,
Dublin 16

Proposed Development: Single storey extension and 'French' doors to the rear,
front porch infill, internal renovations, dormer roof to
the front of the main roof and all ancillary works
necessary to facilitate the development.

Location: 32, Mountdown Park, Manor Estate, Dublin 12

Applicant Name: Alison McGinley

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description

The application site contains a semi-detached bungalow situated within a predominantly residential area. The property has front and rear gardens.

Site Area: 0.33 Ha. (Stated)

Proposal:

- Single storey extension and 'French' doors to the rear,
- front porch infill, internal renovations,
- dormer roof to the front of the main roof and
- all ancillary works necessary to facilitate the development.

Consultations:

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Submissions/Observations /Representations

None received to date.

Relevant Planning History

Application Site:

None.

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

Other Sites:

SD21B/0389 Ground floor extension to the rear; an attic conversion to habitable status comprising three bedrooms and a bathroom; provision of two dormer roofs and windows to the front and rear; reconfiguring the ground floor layout with provision of a window to the side passage; infilling the porch area and all ancillary works necessary to facilitate the development. **Permission Granted** (No. 28).

SD21B/0253 Construction of a first floor level, two bedroom and en-suite extension in the form of rear sloped roof with dormer projection to rear; new dormer projection to existing front sloped roof bedroom; minor reconfiguration at existing ground level layout and elevations and minor site works. **Permission Granted** (No. 34).

SD20B/0142 Lowering of existing floor level; construction of a new front porch including the addition of a fan light dormer window above; attic dormer to front & rear and the construction of a new flat roof single storey extension to rear of the existing dwelling and all associated site works. **Permission Granted** (No. 28).

SD19B/0484 Construction of a first floor level two bedroom and ensuite extension in the form of rear sloped roof with dormer projection to rear and new dormer projection to existing front sloped roof above existing bungalow dwelling with minor associated site works. **Permission Granted** (No. 34a).

SD17B/0180 Construction of a small hallway extension to the front of the house, with a zinc roof; the addition of a new roof window to the front roof slope of the dwelling, and all associated works. **Permission Granted** (No. 26).

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

Objective 1

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).

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

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 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular front, side, rear extensions and roof alterations (considered relevant in this case):

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street*

Attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house;*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*
- *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.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

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

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by **'Planning Circular 02/2014 Flood Risk Management'**, Department of the Environment, Community and Local Government (2014).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Services and drainage;
- Environmental impact assessment; and
- Appropriate assessment.

Zoning and Council Policy

A residential development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

Residential Amenity and Visual Impact

Single storey extension and 'French' doors to the rear

The proposal would measure 3.445m high and would have a flat roof which meets the windows at first floor. The extension would extend along the boundary with No. 30 (not attached to the application dwelling). It would be 9.8m long and 5.361m wide.

It is noted that there is currently a structure to the rear. This has an eaves height of approx. 2.7m and a ridge height of approx. 3.7m.

The Planning Authority has concerns over the impact of the rear extension on the amenity of the adjacent property. This is due to the length and height of the proposal. The Planning Authority is of the opinion that the proposal would negatively impact No30, in terms of being overbearing. As such, the applicant is requested to submit revised drawings indicating a rear extension that

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

has a reduced height and/or reduced length. Should the applicant wish to retain the height of the proposal, then a significant reduction in length would be required, as the proposal is, at present, significantly higher than a single storey. Should the applicant wish to retain the length then a roof profile similar to the roof structure of the extension to be removed should be achieved or a mono-pitch roof structure be considered (the higher element to the north).

Approx. 67sq.m rear garden space would remain following development. This is acceptable.

Front porch infill, internal renovations

The porch is currently inset from the front elevation. The proposal would make it flush with the front elevation. This would not have a significant impact on visual or residential amenity and is considered acceptable.

Dormer roof to the front of the main roof and

The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. Dormers should relate to the windows below in alignment, proportion and character. In the case of a dormer window extension, it should be ensured that it sits below the ridgelines of the existing roof and matches the materials used in the main house.

The dormer in question would be set off the ridge and eaves. It would be set off the edge of the roof by 500mm to the boundary with No. 30. There is a much more significant set off with the boundary of the attached semi. The proposal is proposed to be constructed from 'standard seam covering'. It is noted that there are a number of front facing dormers in the street. These are constructed from materials that match the main dwelling. The proposal is therefore considered acceptable in this regard, subject to a condition securing materials to match the existing dwelling.

The proposed dormer would not have a significant impact on residential amenity.

Water Services

The Water Services Department and Irish Water have raised no objections, subject to conditions.

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Other Considerations

Development Contributions

Extension – 23sq.m.

Previous extensions – none.

40sq.m exemption

The assessable area is Nil

SEA Monitoring

Building Use Type Proposed Residential – extension

Floor Area (sq.m) 23

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.33

Conclusion

In conclusion it is considered that the proposed extensions are generally acceptable in principle however, to mitigate the impact of the proposed extension on the visual amenity of adjacent dwellings that additional information should be sought in this instance.

Recommendation

Request Further Information.

Further Information

Further Information requested: 7 December 2021

Further Information received: 16 December 2021

Item 1:

The Planning Authority has concerns over the impact of the rear extension on the amenity of the adjacent property by way of its length and height. The Planning Authority is of the opinion that the proposal would negatively impact No. 30, in terms of being overbearing and visually unappealing. As such, the applicant is requested to submit revised drawings indicating a revised rear extension that has a reduced height and/or reduced length.

Should the applicant wish to retain the height of the proposal, then a significant reduction in length would be required, as the proposal is, at present, significantly higher than a single storey. Should the applicant wish to retain the length then a roof profile similar to the roof structure of the extension to be removed should be achieved (i.e. approx. 2.7m eaves/3.7m ridge) or a mono-

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

pitch roof structure should be considered where the higher element would be located to the north and the lower eaves height at the adjoining boundary (south).

Applicants response:

Revised plans have been provided. The applicant has opted for a monopitch roof, with the higher element located to the north and the lower eaves height adjoining the boundary to the south. The ridge height is 3.7m and the eaves is 2.5m. The roof pitch is unsuitable for conventional tiles and proposed covering is standing seam cladding.

Assessment:

The impact of proposed extension on No. 30 has been significantly reduced. The proposal is now considered acceptable.

****Note** – It is noted, from the 3D drawings, submitted in response to the AI request (3D Ortho 01) that a ground floor window is proposed in the south-west elevation. The south-west elevation directly abuts the boundary with the adjoining property and the proposed window would have a direct and negative impact on the amenity of this property. This window should be omitted by way of condition of permission.

Other Considerations

Development Contributions

Extension – 23sq.m.

Previous extensions – none.

40sq.m exemption

The assessable area is Nil

SEA Monitoring

Building Use Type Proposed Residential – extension

Floor Area (sq.m) 23

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.33

Conclusion

In conclusion, subject to conditions, it is considered that the proposed extension would, subject to the conditions attached herewith, accord with the 'RES' land-use zoning, would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

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)

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

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, and as amended by Further Information received on 16 December 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. Window.
The window as annotated in the south-western elevation as indicated in the 3D drawings, submitted in response to the AI request (3D Ortho 01), shall be omitted.
REASON: To protect the residential amenity of the adjoining property.
3. (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.
(1) The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

(2) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(3) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

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

(5) All works are to comply with the Irish Water Standard Details and Code of Practice for Water and WasteWater infrastructure.

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 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

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

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.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

Comhairle Chontae Atha Cliath Theas

PR/0082/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0531

LOCATION: 32, Mountdown Park, Manor Estate, Dublin 12

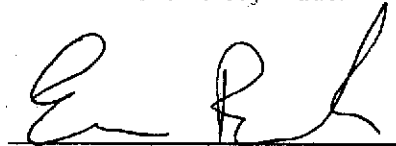

Tracy McGibbon

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:

21/1/22



Eoin Burke, Senior Planner