

Comhairle Chontae Atha Cliath Theas

PR/0102/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0587 **Application Date:** 19-Nov-2021
Submission Type: **Registration Date:** 19-Nov-2021
Correspondence Name and Address: Alan and Fidelma Breen 9, Beech Grove, Lucan, Co. Dublin
Proposed Development: Single storey pitched roofed ground floor extension with a 'Velux' type window in the roof slope all located to the front of the existing property and for uses associated with the existing use of the property as a single family dwelling. The proposed development will include changes to the front and part side elevations.
Location: 9, Beech Grove, Lucan, Co. Dublin
Applicant Name: Alan and Fidelma Breen
Application Type: Permission

(CD)

Description of Site and Surroundings:

Site Area

Stated as 0.02 Hectares.

Site Description

The subject site of this Planning Application is located approximately 1km to the southeast of Lucan village, within the established residential estate of Beech Grove.

The site contains a two-storey, semi-detached dwelling located along the established Beech Grove residential estate. The streetscape is predominantly characterised by semi-detached dwellings with hipped roofs. The building line is stepped slightly from west to east along the mid road with front porch projections recessed further back at this location. It is noted that front porch extensions are highly evident with the pattern of development in the area.

Site visit

15th December 2021

Proposal:

The proposed development is comprised of:

- Single storey pitched roofed ground floor extension with a 'Velux' type window in the roof slope all located to the front of the existing property and for uses associated with the

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existing use of the property as a single family dwelling. The proposed development will include changes to the front and part side elevations.

- The proposed front extension will project approximately 3.77m from the front elevation of the existing dwelling and span a width of approximately 7.66m. It should be noted that, owing to the existing stepped layout of the front elevation of the dwelling, the extension projects between 1.2m and 3.77m from the elevation.
- The proposed front extension will have a parapet height of approximately 2.78m, with the sloped roof profile rising to a maximum height of 3.56m where it meets the front elevation of the dwelling.
- All associated site works above and below ground.

Zoning:

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

Consultations:

Drainage and Water Services: No objections subject to conditions.

Irish Water: No objection, subject to conditions.

SEA Sensitivity Screening

No overlap indicated with the SEA monitoring system

Submissions/Observations /Representations

Final date for submissions/observations - 23rd December 2021.

No submissions received.

Relevant Planning History

Subject Site

None recorded for the subject site.

Adjacent sites:

SD21B/0588- No. 89, Beech Grove, Lucan, Co. Dublin.

Single storey pitched roofed ground floor extension with a 'Velux' type window in the roof slope all located to the front of the existing property and for uses associated with the existing use of the property as a single family dwelling. The proposed development will include changes to the front and part side elevations. **Decision yet to be made.**

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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 Extension

Policy H18 Residential Extension

Policy H18 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).”

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 Guide (2010)

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of 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.*
- *Avoid extensions that are dominant or overlarge 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.*

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.

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Zoning and Council Policy

The development comprising a front 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

Having regard to the surrounding area it is noted that front porch returns form part of the original design of this house-type within the immediate area. It is also noted that the building line on Beech Grove is stepped/staggered at present and projects further forward from numbers 2 -7 and recesses back slightly from numbers 8-13 whilst again projecting forward from numbers 14-19 as per the submitted site location map. It is deemed that the semi-detached dwelling with proposed front extension would meet the building line in an even streetscape format that would sit cohesively within the context of its surrounding environment and with the existing street building line having regard to the pattern of development. It is also noted that the neighbouring property to the immediate east has submitted a mirrored proposal under SD21B/0586, creating a fluidity in development of both dwellings.

The existing front façade comprises a significant single-storey front return. It is proposed to extend this front return by approximately 1.2m. This is considered significant. However, the proposed front extension will match the building line of the adjacent dwelling houses at Nos. 7 and 8. The extension of 1.2m beyond the existing front building line is compliant with County Development Plan policy and guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010). It is considered that the proposed front extension would not result in significant overshadowing to neighbouring properties to the west or east of the site. It is proposed to extend the principal front façade by approximately 3.5m. However, crucially the principal front façade will be extended 1.2m adjacent to No. 10 Beech Grove. Having regard to the separation distance between the existing dwelling and No. 10 Beech Grove, the Planning Authority is satisfied that the proposal will not have a significant adverse impact on No. 10 Beech Grove. **Planning Note*** - this aspect of the design is only acceptable in this instance due to the existing front return design and the staggering of the street building line at this location, and should not be used as a precedent for similar type developments where the street building line is not staggered or where the existing street building line would be significantly broken.

The roof is proposed as a pitched roofed canopy with matching fenestration and integrates cohesively with the existing house in style and form whilst providing a larger study and living room.

Vehicular Access & Parking

A report was not requested from the Roads Department. The Planning Authority considers that ample parking remains to the front of the dwelling with a depth of 6.4m in length from the front building line, to the site boundary. The proposed development therefore adheres to the South Dublin House Extension Design Guide (2010) and is therefore considered to be acceptable.

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Services & Drainage

The Report of the Drainage and Water Services Department and Irish Water indicate no objection to the proposed development, subject to standard conditions.

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

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential (Extension)	17.15sq.m
Previous Extension	0sq.m
Assessable Area	0sq.m

SEA Monitoring

SEA Monitoring Information	
Building Use Type	Floor Area (sq.m)
Residential (Extension)	17.15sq.m
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.02 Ha

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.

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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 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, 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 - Surface Water.
 - Include water butts as part of SuDS (Sustainable Drainage Systems) for proposed development.
 - All works shall comply with the Building Regulations -Technical guidance document-

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Part H Drainage and Wastewater disposal

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- All development shall be carried out in compliance with Irish Water Standards codes and practices.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate 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 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

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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.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD21B/0587

LOCATION: 9, Beech Grove, Lucan, Co. Dublin



**Sarah Watson,
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: 24/1/22


Eoin Burke, Senior Planner