

# Comhairle Chontae Atha Cliath Theas

**PR/0103/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0588      **Application Date:** 19-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 19-Nov-2021  
**Correspondence Name and Address:** Shane Spring 11, The Enclosure, Oldtown Demesne,  
Naas, Co. Kildare.  
**Proposed Development:** Retention permission for porch built to front of  
existing semi detached dwelling  
**Location:** 27, Orwell Park Rise, Dublin 6w  
**Applicant Name:** Paul and Fiona Moran  
**Application Type:** Retention

(EW)

### **Description of Site and Surroundings:**

Site visit: 22/12/2021

Site Area: as stated 0.0217 Hectares as stated on application.

### **Site Description:**

The site is located mid road along Orwell Park Rise and contains a two-storey, semi-detached house with hipped roof profile. The dwellings along this road are built on a consistent even building line with pitched concrete roof tile canopy over most entrances facades projecting from the front of the street dwellings. It is noted that front porch extensions are highly evident with the pattern of development in the area.

### **Proposal:**

- **Retention** permission sought for:
  - porch built to front of existing semi-detached dwelling.

### **Zoning:**

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

### **Consultations:**

No reports requested.

*SEA Sensitivity Screening:*

No overlap indicated

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### **Submissions/Observations /Representations**

No submissions received.

### **Relevant Planning History**

None for subject site.

### *Adjacent sites:*

SD20B/0516-38, Orwell Park Rise, Dublin 6w. **Grant Permission** for Alterations & extensions to include new roof structure with 'Velux' roof lights to accommodate a bedroom; first floor extension to front bedroom; new bay window and open covered porch to front ground floor; single storey kitchen/dining/living extension to the rear and side; formation of new door and window openings and all ancillary and external works.

### **Relevant Enforcement History**

S4447 - porch constructed and downsizing of window to front of property. (file closed May 2006)

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

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

### 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.*

### **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 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***

#### Front Extension

The extension for retention does not protrude forward beyond 1.5m of the principle front façade. The extension is considered consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010) and is acceptable and would be broadly consistent with the zoning objective which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

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### **Services & Drainage**

Regarding surface water drainage and flood risk, no report was requested however it is considered that standard recommendations can be addressed by way of 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 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.

### ***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**

Retained	Front Extension:	3.6sq.m
Assessable Area:		3.6sq.m

### **SEA Monitoring Information**

Building Use Type Proposed:	
Floor Area:	3.6sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0217 Hectares.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development for retention it is considered that, subject to the conditions set out below, the development for retention 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 development for retention 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 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.

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### **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 and completed 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. Surface Water.
  - (a) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
  - (b) There shall be complete separation of the foul and surface water drainage throughout the site.
  - (c) All requirements of the Greater Dublin Regional Code of Practice for Drainage Works shall be complied with.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.
3. Financial Contributions.  
The developer shall pay to the Planning Authority a financial contribution of €376.16 (three hundred and seventy six euros and sixteen 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 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.

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### 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](mailto: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.

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**REG. REF. SD21B/0588**

**LOCATION: 27, Orwell Park Rise, Dublin 6w**



**Sarah Watson,  
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:**

24/1/22



**Eoin Burke, Senior Planner**