

# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

**Reg. Reference:** SD21B/0594      **Application Date:** 23-Nov-2021  
**Submission Type:** New Application      **Registration Date:** 23-Nov-2021  
**Correspondence Name and Address:** Terry O'Riordan, DraftCAD Ltd. 32, Glen Easton Way, Leixlip, Co. Kildare.  
**Proposed Development:** A double storey front, side and rear extension comprising of a play room, pantry/storage room and study room at ground floor level; new bedroom with en-suite at first floor; remove existing single storey kitchen annex at rear of house and replace with a new single storey extension comprising of kitchen/dining/living area with roof windows; all associated site works.  
**Location:** 18, Fforster Close, Ballydowd, Lucan, K78D684  
**Applicant Name:** Bernard & Laura Gaughan  
**Application Type:** Permission

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

#### Site Area

Stated as 0.0294 Hectares.

#### Site Description

The subject site of this Planning Application is located within an established residential area known as Fforster Close which is a cul-de-sac with approximately 26 No. semi-detached dwellings arranged in a U-shaped formation. The site contains a semi-detached two storey 3 No. bedroom dwelling. There is a hardscaped parking area to the front of the dwelling and a rear garden.

The surrounding streetscape is characterised by semi-detached dwellings of a similar architectural style and form.

#### Site visit

15<sup>th</sup> December 2021

# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

### **Proposal:**

The proposed development is comprised of:

- A two-storey side and rear extension providing an additional 50.87 sq m gross floor area and comprised of a playroom, pantry/storage area at ground floor level and a new bedroom with ensuite at first floor level.
- Although described in the statutory notices as a two storey front and side extension, considering the extension is attached to the side elevation and does not project beyond the existing front building line of the dwelling, for the purposes of assessing the proposed development, it shall be treated as a two storey side extension.
- The two storey side extension projects from the side (eastern) elevation of the dwelling between approximately 1m at the narrowest point to 2.3m at the widest point. The extension runs approximately 8.2m along the side elevation of the dwelling and rises to a parapet height of 5.2m, with the maximum overall height of the pitched roof rising to 7m. The side extension will contain a study, pantry/storage and playroom at ground floor level and a new ensuite for the existing master bedroom and 1 No. new bedroom with ensuite at first floor level.
- The single storey rear extension will project approximately 1.26m out from the existing rear elevation of the dwelling, span a width of approximately 7.18m and rise to a height of 3.42m. The single storey rear extension will provide an enlarge kitchen/dining area at ground floor level.
- Elevational amendments consisting of:
  - Front Elevation - 1 new ground floor window visible, which although set back from the front building line, would be visible from the adjacent street.
  - Side Elevation – 2 new windows and 1 new door at ground floor level and 2 new windows at first floor level.
  - Rear Elevation – 3 new windows at ground floor level and 1 new window at first floor level.
- The roof profile of the proposed extension is comprised of a single storey flat roof to the rear with 2 large rooflights and a pitched roof profile to the 2 storey side extension.
- All associated site works above and below ground.

# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

### **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 - 5<sup>th</sup> January 2022.

No submissions received.

### **Relevant Planning History**

#### **Subject Site**

None recorded for the subject site.

#### **Adjacent sites:**

**SD20B/0533** – No. 65 Fforster Park, Lucan, Co. Dublin. (north east of the subject site)

Alterations to existing roof to mini hip with proposed attic conversion to non-habitable room with dormer window to rear of the roof and 2 roof windows to the front of the roof. **Grant Permission, subject to conditions.**

### **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).”*

# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

*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.*

#### **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.*

#### **Side Extensions**

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*

# Comhairle Chontae Atha Cliath Theas

## PR/0119/22

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

- *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
- *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
- *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *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.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*

# Comhairle Chontae Atha Cliath Theas

## PR/0119/22

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

- *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.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *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,
- Vehicular Access and Parking,
- Service water and drainage,
- Appropriate Assessment Screening,
- Environmental Impact Screening.

#### ***Zoning and Council Policy***

The development comprising a double storey front, 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.

# Comhairle Chontae Atha Cliath Theas

PR/0119/22

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

### *Residential & Visual Amenity*

#### Two Storey Side Extension

The proposed two storey side extension generally respects the style and materiality of the existing dwelling, however minor concerns arise in relation to the design of the proposal and the potential impact on the neighbouring property to the east.

#### Potential for overlooking

Owing to the orientation of the adjacent dwelling at No. 19 Fforster Close, there is potential for the first-floor windows of the proposed side extension to overlook the rear garden of this adjacent property. In this regard the Applicant should adopt design measures to mitigate against this potential for overlooking. It is considered that the adoption of opaque glazing to obscure any potential view to the adjacent property would be appropriate. The Planning Authority is satisfied that this can be addressed by way of Condition.

#### Roof Profile

The scale and massing of the proposed side extension is generally acceptable to the Planning Authority. Whilst the roof profile of the proposed side extension does not completely match the scale and slope of the existing house, it is noted that the set back of the side extension from the main building line ensures the alteration to the roof profile is not visible from the adjacent public realm. As such, the Planning Authority considers the proposed amendments to the roof profile created by the side extension will not significantly alter the character of the adjacent streetscape.

#### Single Storey Rear Extension

The proposed single storey rear extension generally complements the style, materials and details of the main house. It is noted that the extension will match the building line of No. 17 Fforster Close to the west. Having regard to the extent and height of the proposed single storey rear extension, the Planning Authority is satisfied that it will not adversely impact the residential and visual amenity of adjacent properties in terms of overshadowing, overlooking, and overbearing.

In relation to the roof profile of rear extensions, the House Extension Design Guide (2010) states that such extensions should:

*'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'.*

Whilst the proposed rear extension has a flat roof profile, it is noted that the extension will not be visible from a nearby public road or realm and that the height of the extension matches that of the pitched roof of the rear extension to No. 17 Fforster Close. In this instance, the Planning Authority considers the proposed flat roof profile to be acceptable.

# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

It is noted that the proposed extension will not create a higher ridge level than the roof of the main house and that the shape of the rear garden ensures that sufficient space will be retained despite the addition of the single storey rear extension.

The Planning Authority is satisfied that the proposed single storey rear extension complies with the House Extension Design Guide and will not adversely impact the residential and visual amenity of adjacent properties.

### Other Alterations

Revised Bedroom 2 and new Bedroom 4 would meet the minimum floorspace requirements for single bedrooms under the County Development Plan.

### ***Vehicular Access & Parking***

The Planning Authority considers that ample parking remains to the front of the dwelling with a depth of approximately 7.4m 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.

### ***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**

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential (Extension)	50.87sq.m
Previous Extension	0sq.m
Assessable Area	10.87sq. m



# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential	50.87sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0294

### **Conclusion**

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential and visual amenity of adjacent properties and would not significantly alter the character of the streetscape. It is therefore considered that the proposed development adheres to the key principles of proper planning and sustainable development.

### **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.

# Comhairle Chontae Atha Cliath Theas

**PR/0119/22**

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

2. **First Floor Windows**  
Prior to the commencement of development, the applicant shall submit revised drawings demonstrating the installation of opaque glazing to the first floor windows of the side extension to the Planning Authority.  
REASON: In the interests of proper planning and sustainable development.
3. **External Finishes.**  
All external finishes shall harmonise in colour and texture with the adjoining dwelling.  
REASON: In the interest of visual amenity.
4. **Restriction on Use.**  
The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.  
REASON: To prevent unauthorised development.
5. **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.
6. **Construction Noise and Hours.**  
To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0119/22**

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

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.

### **7. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €1,135.81 (one thousand one hundred and thirty five euros and eighty one 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.

**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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0119/22**

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

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.

NOTE: The applicant is advised that, in order to use the side extension as a habitable room, it must comply with the Building Regulations.

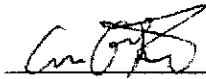
**Comhairle Chontae Atha Cliath Theas**

**PR/0119/22**

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

**REG. REF. SD21B/0594**

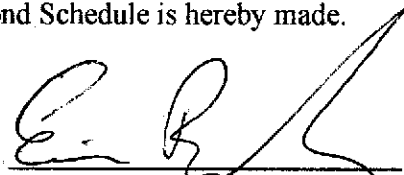
**LOCATION: 18, Fforster Close, Ballydowd, Lucan, K78D684**



**Caitlin O'Shea  
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:** 26/1/22

  
**Eoin Burke, Senior Planner**