

Comhairle Chontae Atha Cliath Theas

PR/0116/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0595 **Application Date:** 24-Nov-2021
Submission Type: New Application **Registration Date:** 24-Nov-2021
Correspondence Name and Address: Eamon Regan, Regan & Associates Architects 60,
Clonlea, Ballinteer Road, Dublin 16
Proposed Development: Construction of a new one storey flat roofed porch
and extended bay window to the front of the existing
house; replace the existing boundary fence in the
front garden with a 1 metre high masonry boundary
wall; solar panels on the existing roof front and back.
Location: 81 Glenvara Park, Knocklyon, Dublin 16.
Applicant Name: Seamus & Micheline Carter
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.04 Hectares.

Site Description

The subject site of this Planning Application is located within an established residential area known as Glenvara Park, to the west of Ballycullen Road. The site is a corner site containing a semi-detached two storey 4 No. bedroom dwelling. There is a hardscaped parking area to the front of the dwelling and a rear garden with a small garden shed located adjacent to the southern boundary of the site.

The dwelling appears to have been subject to previous modification, in the form of amendments to the roof profile of the single storey return adjacent to the southern elevation of the dwelling. The amendments resulted in a flat roof being installed and an additional entrance to the dwelling, resulting in the potential for the single storey return to operate as an independent dwelling.

The surrounding streetscape is characterised by semi-detached dwellings of a similar architectural style and form, with a uniform building line.

Site visit

15th December 2021

Proposal:

The proposed development is comprised of:

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- An extension to the front of the existing dwelling comprised of an extended bay window and an enlarged external porch area with an overhanging roof. The proposed extended bay window will project approximately 0.9m forward from the front building line of the existing dwelling and will rise to a height of approximately 2.7m. The roof profile over the external porch area consists of a flat roof also with an approximate height of 2.7m and with an overhang that projects out from the front elevation of the existing dwelling by approximately 1.5m. The roof is supported by a steel column located to the northern end of the porch. The proposal also includes the installation of planter boxes beneath the proposed extended bay window and to the north of the front door.
- It is noted that the proposed front bay window will result in the removal of the secondary entrance to the dwelling in the front elevation.
- Replacement of the existing boundary fence in the front garden with a 1m high masonry boundary wall.
- The installation of photovoltaic solar panels on the east and west facing pitch of the existing roof profile.
- 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 Department: No objections subject to conditions.

Irish Water: No objection, subject to conditions.

Roads Department: No objection, subject to conditions.

SEA Sensitivity Screening

No overlap indicated with the SEA monitoring system.

Submissions/Observations /Representations

Final date for submissions/observations - 6th January 2022.

No submissions received.

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Relevant Planning History

Subject Site

S98A/0547 – Outline permission sought for a 2 No. storey detached dwelling located to the side of the existing dwelling. **Outline Permission Refused.**

Adjacent sites:

SD17A/0323 – No. 113 Glenvara Park, Knocklyon, Dublin 16 (to the south of the subject site on the opposite corner of Glenvara Park).

Permission sought for a 2 No. storey three bedroom detached house together with associated site works and demolition of existing garage to the side of existing house. **Permission Granted, 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

2 Housing

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).

8 Green Infrastructure

Policy G1 Overarching

Policy G2 Green Infrastructure Network

Policy G6 New Development in Urban Areas

10 Energy

Policy E1 Responding to European and National Energy Policy & Legislation

Policy E2 South Dublin Spatial Energy Demand Analysis

Policy E3 Energy Performance in Existing Buildings

It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings.

Policy E7 Solar

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It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.

11 Implementation

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 11.7.1 Energy Performance in Existing Buildings

Section 11.7.5 Solar Energy

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.*

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.*

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- *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,
- 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 compliance with the relevant provisions in the County Development Plan 2016-2022, with

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specific reference to Section 11.3.3 which relates to extensions to dwellings. and the House Extension Design Guide (2010).

Residential & Visual Amenity

The proposed development consists of an extension to the front of the existing dwelling providing an extended bay window and an enlarged external porch area with an overhanging roof. The proposed extended bay window will project approximately 0.9m forward from the front building line of the existing dwelling and will rise to a height of approximately 2.7m. The roof profile over the external porch area consists of a flat roof also with an approximate height of 2.7m and with an overhang that projects out from the front elevation of the existing dwelling by approximately 1.5m. The roof is supported by a steel column located to the northern end of the porch. The proposal also includes the installation of planter boxes beneath the proposed extended bay window and to the north of the front door.

Extended Bay Window

The proposed extended bay window provides for an approximate 2.5 sq m increase in the gross floor area of the dwelling, resulting in an enlarged study area. The window will project approximately 0.9m out from the front elevation of the existing dwelling, which is in accordance with the House Extension Design Guide (2010).

It is noted that the proposal will result in the removal of a secondary entrance to the dwelling in the front elevation and replacement with glazing. This is welcomed by the Planning Authority.

Front Porch

In relation to porch extensions, the House Extension Design Guide (2010) states:

With regard to the design of porches, the best approach will depend on the scale, details and style of the original house and it is useful to bear the following in mind:

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e. a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.*

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- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

The proposal includes the provision of a flat roof overhang which projects 1.5m from the front elevation of the existing dwelling and provides an external porch area. The overhang is supported by a steel column located within a planter box to the northern edge of the porch. The proposal also includes the installation of a new doorway comprised of a centrally located doorway, with glazing on the southern edge and cedar wood panelling on the northern edge. The House Extension Design Guide is generally supportive of the use of contemporary designs for front porches.

Whilst the proposed front porch area may not be in keeping with the established architectural style of the surrounding streetscape, it is noted that the height of the porch area matches that of the porch to the adjacent property at No. 80 Glenvara Park. Furthermore, it is noted that the proposed porch does not directly abut the boundary with any adjacent property and located a sufficient distance from boundaries that it will not result in any significant impact to the visual and residential amenity of the area.

The Planning Authority considers that the proposed porch area generally adheres to the content of the House Extension Design Guide (2010) and represents an attractive contemporary design solution at this prominent corner site.

Replacement of Existing Boundary

It is stated that the existing 'boundary fence' would be replaced with a 1 m high masonry boundary wall. It appears that this involves the removal of the existing hedgerow from along the front boundary and part of the side boundary. The proposed contiguous elevations show that a new hedgerow (labelled 'proposed hedgerow') would be planted behind the new wall. The existing hedgerow is well established, and no rationale is provided for its removal. It is Council policy, specifically Policies G1, G2 and G6, to protect and enhance existing green infrastructure such as this. The replacement of this hedgerow should therefore be omitted in the event of a grant of permission.

Solar Panels

The proposed development also includes the installation of solar panels on the eastern (front) and western (rear) pitch of the existing roof profile. The Planning Authority considers that these amendments to the roof profile will not significantly impact the residential and visual amenity of the streetscape.

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Vehicular Access & Parking

The Roads Department have assessed the proposed development and have no objection, subject to the following conditions:

- 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.
- Any gates shall open inwards and not out over the public domain.
- All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

The report is noted, however, the Planning Authority does not support the removal of the existing hedgerow. Since no changes to the wall would be permitted under this application, these conditions should not be included in the event of a grant of permission.

The Planning Authority considers that ample parking remains to the front of the dwelling with a depth of approximately 6m 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.

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Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Front Porch and Bay Window)	2.5 sq m
Previous Extension	0 sq m
Assessable Area	0 sq m

SEA Monitoring Information	
Building Use Type	Floor Area (sq.m)
Residential Extension (Front Porch and Bay Window)	2.5 sq m
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.04 Ha

Conclusion

The Planning Authority considers that the proposed development represents an attractive contemporary design solution at this prominent corner site and will not be visually obtrusive or disruptive to the character of the area. The proposed development complies with the land-use zoning objective and the guidance contained in the South Dublin County Council Development Plan 2016-2022 and the House Extension Design Guide (2010) and would – subject to conditions listed below – accord with 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) 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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised plans showing the retention of the existing hedgerow along the front and side boundary of the site.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
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 - 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. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (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.

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(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 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

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Dublin County Council Development Plan.

4. Drainage and Water Services

Include water butts as part of Sustainable Drainage Systems (SuDS) features for the 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.

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.

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REG. REF. SD21B/0595

LOCATION: 81 Glenvara Park, Knocklyon, Dublin 16.

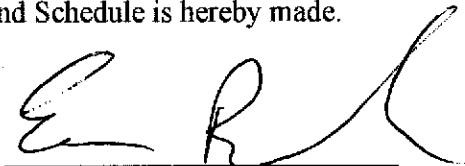


Sarah Watson
Executive Planner

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:

27/1/22



Eoin Burke, Senior Planner