

Comhairle Chontae Atha Cliath Theas

PR/0161/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0419 **Application Date:** 28-Jul-2021
Submission Type: Additional **Registration Date:** 05-Jan-2022
Information

Correspondence Name and Address: Stephen Reilly 16, Sycamore Drive, Archerstown Wood, Ashbourne, Co. Meath

Proposed Development: Ground floor extension to rear and side of existing dwelling; internal modifications and associated site works.

Location: 19, Muckcross Grove, Dublin 12

Applicant Name: Claire Clifford & Cormac O'Maille

Application Type: Permission

(DF)

Description of Site and Surroundings:

Site Area:
Stated as 0.073ha

Site Visit: 1st September 2021

Site Description:

The subject site is located within an established residential area and contains an existing semi-detached house with a rear garden. The surrounding streetscape is characterised by predominantly similar semi-detached and terraced houses.

Proposal:

The proposed development comprises:
(1) Ground floor extension to rear and side of existing dwelling;
(1) internal modifications, and
(2) associated site works.

SEA Sensitivity:

No overlap identified with relevant environmental layers

Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

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Consultations:

Water Services-Further information requested

Submissions/Observations /Representations

Final date for submissions 14/9/21. None received.

Relevant Planning History

Subject site

None for subject site

Adjacent sites

SD04B/0671. (a) ground floor disabled toilet and shower room to side garage area; (b) wheelchair ramps to front and rear entrance; (c) tiled roof porch over proposed front entrance ramp

Grant Permission

S01B/0275. Single-storey extension to side and rear with tiled roof over

Grant Permission

Relevant Enforcement History

None active

Pre-Planning Consultation

None recorded for the subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

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,*
- *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,*

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- *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.*

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.*

Relevant Government Guidelines

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

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning

Authorities, Department of the Environment, Heritage and Local Government (2008).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 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).

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Assessment

The main issues for assessment relate to Zoning and Council policy, Residential and Visual Amenity, and water services.

Zoning and Council policy

The site is located in an area with zoning objective 'RES', '*To protect and / or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan (not including design which is addressed within the 'residential and visual amenity' section of the report).

Residential and Visual Amenity

- The existing garage will be replaced by a utility room, set back 2m from the front building line.
- The proposal includes openable double doors from the utility room to the front of the property and a side door to the utility room. The Planning Authority considers that a window is more appropriate at the front of the property. The side entrance is deemed satisfactory to provide access to this part of the dwelling house. This will be addressed through **additional information**.
- The height of the side and rear extension is 3.5m and comprises a flat roof. Having regard to the structure's location to the south and east of the neighbouring property the height should be reduced to a maximum height of 3m.
- The rear extension projects 4.5m beyond the existing rear building line of the property and comprises a kitchen/dining area in the main house, with a home office and wc forming part of the side-rear extension.
- The extension is set back from No.8's boundary line by 1m-6.6m and offset from the western boundary (No. 20) by 200mm. Having regard to the structure's location to the south and east of the neighbouring property, the height of the side extension should be reduced to a maximum height of 3m.
- The adjacent property at no.20 has a rear extension with a pitched roof, which exceeds the height of the flat roof extension. The set back from the adjacent property line, at this location, is deemed appropriate.
- The extension will not reduce the extensive rear amenity area below the requirements of the CDP. This is noted and is deemed acceptable.

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Note: The Planning Authority notes that an existing extension has been constructed at the dwelling house located to the north-west of the subject site and is not shown on the Site Layout Plan. An accurate site layout plan should be requested by way of Additional Information.

Water Services

Water Services has requested further information regarding the provision of SUDS.

The Planning Authority is satisfied that the above can be submitted via additional information.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed 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, therefore Stage 2 Appropriate Assessment is not required.

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.

Conclusion

Additional information is requested. The proposed development is deemed to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and the South Dublin County Development Plan 2016 – 2022 subject to the submission of appropriate additional information.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. (1) The Planning Authority notes that an existing extension has been constructed at the dwelling house located to the north-west of the subject site, which is not shown on the Site Layout Plan. The applicant is requested to submit an accurate Site Layout Plan, as required by Article 23(1)(a) of the Planning and Development Regulations, 2001, as amended.

(2) Having regard to the proposed height of the side element of the extension and its proximity to adjacent built structures the applicant is requested to submit revised proposals for the side extension element of the design showing a maximum overall height of 3m.

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(3) The applicant is requested to submit revised drawings replacing the proposed double-doors in the front elevation with a window ope.

2. The Planning Authority has concerns in relation to drainage from the site and consider that additional SUDS proposals should be incorporated within the overall design proposal. The applicant is requested to submit revised drawings, documentation and proposals to include further SuDS (Sustainable Drainage Systems) such as soakaways for the proposed development. The applicant is requested to submit the following:

(a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should be:

- (i) At least 5m from any building, public sewer, road boundary or structure.
- (ii) Generally, not within 3m of the boundary of the adjoining property.
- (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- (v) Soakaways must include an overflow connection to a public surface water sewer.

Additional Information

Additional Information was requested on 21st September 2021.

Additional Information was received on 5th January 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Assessment

The following Additional Information was received from the Applicant on 5th January 2022:

- Cover Letter dated 23rd December 2021.

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- Site Layout Plan.
- Existing and Proposed Plans.
- Existing and Proposed Elevations.
- Contiguous Elevations and Section A-A.

The Additional Information provided by the Applicant will be assessed below in the context of the 2 No. items of Additional Information requested by the Planning Authority on 21st September 2021:

Additional Information Item No. 1

- (i) The Applicant has provided a revised Site Layout Plan which shows the full extent of the dwelling to the northwest.
- (ii) The content of the Applicant's Cover Letter dated 23rd December 2021 is noted. The Planning Authority accepts that, owing to the orientation of the proposed extension and the separation distance to adjoining properties, there will not be an unacceptable impact on adjoining properties in terms of overlooking, overshadowing and overbearing. The Planning Authority therefore accepts that the maximum overall height of c. 3.5m is appropriate having regard to the receiving context and the low impact on adjacent properties.
- (iii) The revised drawings provided by the Applicant demonstrate that the double doors in the front elevation have been replaced with a window ope.

Additional Information Item No. 2

- (a) The Applicant has not provided Site Specific Soil Percolation test results and design calculations for the proposed soakaway. As such, the Applicant has not satisfactorily addressed Additional Information Item No. 2 (a). However, the Planning Authority is satisfied that this matter can be addressed by way of condition requiring Site Specific Soil Percolation test results and design calculations to be submitted to the Drainage and Water Services Section of the Council, for written agreement prior to the commencement of development.
- (b) The Applicant has not provided a drawing showing plan and cross-sectional views, dimensions and location of the proposed soakaway for the subject scheme. As such, the Applicant has not satisfactorily addressed Additional Information Item No. 2(b). However, the Planning Authority is satisfied that this matter can be addressed by way of condition.

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Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq. m)
Residential (extension)	57sq.m
Previous Extension	0sq.m
Assessable Area	17sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (extension)	57sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0728 Ha

Conclusion

Having regard to the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Guide (2010) the Planning Authority is satisfied that the proposed development generally 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.

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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 5th January 2022, 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. Drainage - Surface Water.
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to a public surface water sewer.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.
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.

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(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.

(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.

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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 Dublin County Council Development Plan.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,776.33 (one thousand seven hundred and seventy six euros and thirty three 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

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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.

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/0419

LOCATION: 19, Muckross Grove, Dublin 12




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: _____

1/2/22



Eoin Burke, Senior Planner