

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0622 **Application Date:** 14-Dec-2021
Submission Type: New Application **Registration Date:** 14-Dec-2021
Correspondence Name and Address: Emmet Power, EVP Architect 16, Beechdale Road, Ballycullen, Dublin 24
Proposed Development: Additions and alterations to existing dwelling consisting of modifications to gable wall; construction of a single storey extension to the side of the house including a roof light, associated hard and soft landscaping including a pergola to the front of the proposed extension and all associated site works.
Location: Aragon, Killakee, Rathfarnham, Dublin 16
Applicant Name: Lynda & Ian Bradshaw-Dunn
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.379 hectares

Site Description:

The application site contains a detached bungalow with an attic conversion located on the R115 in rural Rathfarnham. The site is surrounded by open fields, with a number of detached single dwellings located in the wider area. The site is located within the Rural area as per the Development Plan 2016 – 2022.

Site visited:

24 January 2022

Proposal:

Permission is sought for the following:

- Construction of a single storey side extension (31sq.m) including rooflight
- Modifications to gable wall (south-east elevation) to provide external insulation and new capping and alterations to the existing first floor window opening, replacing double doors with a full height window.
- Hard and soft landscaping, including a pergola
- All associated site works.

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

Zoning:

The site is subject to zoning objective 'RU' - *'To protect and improve rural amenity and to provide for the development of agriculture'*.

Consultations:

Surface Water Drainage – Further information recommended

Irish Water – No objection, conditions recommended

Environmental Health Officer – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 26/01/2022

No submissions or observations received

Relevant Planning History

S00B/0121: Permission granted for attic conversion and balcony on northwest elevation

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for 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 2.5.0 Rural Housing

Section 2.5.3 Rural Housing in the RU Zone

2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

It is policy of the Council to ensure that any new residential development in rural and high amenity

areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape

H27 Objective 1

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- *Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and*
- *Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and*
- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*
- *Retains and reinstates traditional roadside and field boundaries; and*
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*
- *Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and*
- *Would not create or exacerbate ribbon or haphazard forms of development.*

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Relevant Government Guidelines

***Project Ireland 2040 National Planning Framework**, Government of Ireland (2018).*

***Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)*

***Quality Housing for Sustainable Communities-Best Practice Guidelines**, Department of the Environment, Heritage and Local Government, (2007).*

- *Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.*

***Sustainable Rural Housing – Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government (2005).*

***Quality Housing for Sustainable Communities-Best Practice Guidelines**, Department of the Environment, Heritage and Local Government (2007).*

***Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities**, Department of the Environment, Heritage and Local Government, (2009).*

***The Planning System and Flood Risk Management - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government & OPW, (2009).*

Assessment

The main issues for assessment concern the following:

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

- Zoning and Council policy
- Residential and Visual Amenity
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RU' - *'To protect and improve rural amenity and to provide for the development of agriculture'*. A residential extension is 'Open for Consideration' under this zoning objective in accordance with Council policy for residential development in rural areas.

Residential and Visual Amenity

The proposed works comprise a ground floor side extension with connecting pergola, revisions to the south-east elevation including alterations to the existing first floor window/door opening and external insulation and new capping. No other changes are noted from drawings.

Ground Floor Extension and Pergola

The ground floor would be extended to provide additional living space comprising 31sq.m open plan living connected to the existing kitchen. The extension would have a flat roof with 1 rooflight and would be rendered to match the existing dwelling. While a pitched roof would be preferred to match the existing dwelling more closely, windows at first floor level would be impacted and a flat roof is therefore considered appropriate in this instance. Double doors on the west elevation would open onto paved terrace area with pergola.

The existing dwelling is setback from the road with a roadside boundary comprised of mature trees and shrubbery. In this regard, it is not considered that the development would have a significant impact on visual amenity. The site is well protected by mature shrubbery, and it is not considered that there would be a negative impact on views when viewed from the south.

Alterations to Southeast Gable wall

The property has an existing balcony at first floor level that would be removed to facilitate the ground floor extension. Double doors serving this balcony would be altered to provide a large window, with external insulation and new capping also proposed. Works to the gable wall including the external insulation are considered acceptable as they will improve the energy efficiency of the property.

There is a dwelling located c.75m to the southeast of the property. To ensure the privacy of these residents, a **condition** should be attached to any grant of permission stating that the flat roof of the extension is not to be used as a terrace and stating that the existing doors must be altered to a

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

window as per the plans. Any future proposals to include doors would be subject to a separate planning application.

With regard to H27 Objective 1 of the Development Plan 2016 – 2022, it is not considered that the development would have a significant impact on the landscape or the environment. Landscaping has been incorporated into the design of the scheme, including reinstated lawn and a planting deck. There will be no impact to the site's boundaries, and it does not appear that there will be a need for intrusive engineering solutions. Furthermore, it is not considered that ribbon or haphazard forms of development will be created or exacerbated as a result of the works.

Based on the above, the proposed works are considered acceptable and comply with both the House Extension Design Guide and H27 Objective 1 of the Development Plan 2016 – 2022.

Services, Drainage and the Environment

Water Services has reviewed the application and have recommended **additional information** is sought as follows:

- 1.1 *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.2 *The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall 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 the surface water drainage network.*
- 1.3 *Include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.*

It is considered appropriate to request the above **additional information** by way of **condition**, as there are no other issues with the development.

Irish Water have reviewed the application and have stated no objection subject to standard **conditions** that all development be in compliance with Irish Water standards codes and practices. In relation to foul water, they refer to the EHO.

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

Environmental Health

The Environmental Health Officer has reviewed the application and stated no objection to the development. Their report recommends the following **conditions** are attached to any grant of permission:

1. *A maintenance contract for the lifetime of the waste water treatment system shall continue with an appropriate maintenance firm.*

Reason: In the interest of public health in order to ensure adequate drainage provision.

2. *Noise*

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

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.

3. *Air Quality*

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

It is considered appropriate to attach the recommended **conditions** to ensure the wastewater treatment system is maintained to an appropriate standard and to ensure that disruption during the construction phase of development is minimised.

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

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

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

Existing extensions – 68sq.m (attic conversion S00B/0121)

Residential extension – 31sq.m

Assessable area – 31sq.m

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Residential extension
Floor Area (sq.m)	31sq.m
Land Type	Brownfield
Site Area	0.379 ha

Conclusion

Having regard to the 'RU' land-use zoning objective, the wider context of the site, and the policies and objectives laid down in the South Dublin County Development Plan 2016 - 2022, the proposed development would not be seriously injurious to the rural amenities or landscape character of the area and would therefore accord with the proper planning and sustainable development of the area, subject to the conditions attached herewith.

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.

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

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.

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 - 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.

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

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. Flat Roof Not to Be Used As Terrace.

The flat roof of the ground floor extension shall not be used as a terrace or balcony. The existing double doors on the southeastern elevation shall be replaced by windows and access from these onto the roof shall not be permitted for reasons other than maintenance. Any future alterations to the property to include a terrace or balcony shall be subject to planning permission.

REASON: In the interests of protecting the privacy of properties in the area.

4. Soil Percolation Tests

There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. Prior to the commencement of works, the applicant shall submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.

REASON: To ensure surface water system has capacity for the proposed development.

5. Soakaway Design

Prior to the commencement of works, the applicant shall submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall 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 the surface water drainage network.

REASON: To ensure surface water system has capacity for the proposed development.

6. Environmental Health Issues

(A) A maintenance contract for the lifetime of the waste water treatment system shall continue with an appropriate maintenance firm.

(B) The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is not permitted outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

• Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

(C) During the construction/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.

REASON: In the interest of public health.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,239.19 (three thousand two hundred and thirty nine euros and nineteen 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.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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.

Comhairle Chontae Atha Cliath Theas

PR/0206/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0622


LOCATION: Aragon, Killakee, Rathfarnham, Dublin 16

jjohnston

Jim Johnston,
Senior 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: 16/2/22



Eoin Burke, Senior Planner