

# Comhairle Chontae Atha Cliath Theas

**PR/0213/22**

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

**Reg. Reference:** SD21B/0617      **Application Date:** 10-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 10-Dec-2021

**Correspondence Name and Address:** Terry O'Riordan, DraftCAD Ltd. 32 Glen Easton Way, Leixlip, Co. Kildare.

**Proposed Development:** Alterations to previously granted planning, Ref. SD20B/0488; the alterations are to remove existing side elevation wall at ground floor level; extend the front, side and rear walls by 1 metre at ground & first floor levels; extend roof to match new walls; new windows added to side & rear elevations at ground floor level; new roof window added; relocate windows to front & rear elevations at ground & first floor levels; all associated site works.

**Location:** 100, St John's Wood, Brideswell Common, Clondalkin, Dublin 22

**Applicant Name:** William & Jennifer Morris

**Application Type:** Permission

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

#### Site Area:

Stated as 0.051359 Hectares.

#### Site visit

20<sup>th</sup> January 2022.

#### Site Description:

The site is located in the established residential area of St John Wood. The dwelling is considered to be in a prominent position on this corner site location on the intersection of Saint John's Wood/Saint Johns Road and a public footpath to the south of the site and is located at one end of an area of two storey, semi-detached houses with hipped roofs, and a similar brick and render finishes, with a consistent building line.

The subject site contains a semi-detached house and single-storey side extension on a corner site located at the corner of St. John's Wood and the site of a public footpath to Fonthill Road. There are dwellings of varying styles, with differing roof profiles and finishes and heights in the area.

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### **Proposal:**

Permission is sought for alterations to the development permitted under SD20B/0488 comprised of:

- Removal of the existing side elevation wall at ground floor level.
- Extend the front, side and rear walls by 1m at ground and first floor levels, resulting in an additional Gross Floor Area of 77.51sq.m. It should be noted that the proposed extension does not extend beyond the front and rear building line created by the extension previously permitted under SD20B/0488. The proposed essentially amounts to a 1m extension to the side of the dwelling at ground and first floor.
- Extend the roof to match the extended walls.
- Addition of new windows at side and rear elevations at ground and first floor levels.
- 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– No objections subject to standard conditions.

Irish Water – No objections subject to standard conditions.

### **SEA Sensitivity Screening**

No overlap indicated with relevant SEA layers.

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

Final date for submissions/observations – 24<sup>th</sup> January 2022.

None received.

### **Relevant Planning History**

**SD20B/0488 – SDCC Granted Permission** for the Change of use for existing ground floor single storey side extension only from Doctor's Surgery to residential use. A new front porch, a first floor front, side and rear extension over existing single storey side extension, a new single storey rear extension with roof window and all associated site works.

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**SD18A/0445 - SDCC Granted Permission** to demolition of side extension to existing dwelling; construction of single storey extension to the rear of existing dwelling; construction of a new detached two storey dwelling on the site to the side of existing dwelling; new vehicular access for both dwellings; front and side garden wall and gate piers to each property and all associated site works. The proposal went out for Additional Information and was subsequently granted permission, subject to conditions.

### **Adjacent Sites:**

**SD15B/0310** - 13, St. Johns Road, Clondalkin, Dublin 22. **SDCC Granted Permission** to (1) Convert existing garage to a family room, remove garage doors and replace them with a full length window to fit the existing opening; (2) remove the existing roof and replace with a new higher roof which follows the profile of the main house to the top level of the existing dormer windows; (3) provide a bedroom at first floor level within the newly constructed roof to the existing garage.

**SD10B/0346** - Ros Na Ri, St. Johns Road, Clondalkin, Dublin 22. **SDCC Granted Permission** to a living room extension at side.

**SD05B/0170** – 23, St. Johns Road, Clondalkin, Dublin 22. **SDCC Granted Permission** for a 2-storey extension to rear of house, extension increasing kitchen and dining room size. also increasing attic space which will have additional bedrooms and all associated site works.

**SD02B/0459** - 53 Saint John's Wood. **SDCC Granted Permission** to construct two storey side extension.

### **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 H17 – Residential Consolidation:

*It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.*

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H17 Objective 1: *To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.*

*Policy H18 Residential Extensions:*

*It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*Policy H18 Objective 2:*

*To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

Policy H17 Residential Consolidation

Policy H17 Objective 3:

*To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (i) Infill Sites

Section 11.3.2 (ii) Corner/Side Garden Sites

*Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:*

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- *The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*

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- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*
- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

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

### Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *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.*

### Side extensions:

- *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.*
- *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.*
- *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.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*

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- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

#### Rear Extensions:

- *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.*

*Section 4: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.*

- It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.

#### Relevant Government Guidelines

*Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

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

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

#### Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

#### *Zoning and Council Policy*

The development comprising amendments to a previously permitted 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.

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### ***Residential & Visual Amenity***

The dwelling is considered to be in a prominent position on this corner site location on the intersection of Saint John's Wood/Saint Johns Road and a public footpath to the south of the site. The rear and side of the proposed dwelling is viewed on entering the estate of Saint John's Wood. In this regard, it is vital that the proposed development fits cohesively into its surrounding receiving context.

The proposed development is comprised of the removal of the existing side elevation wall at ground floor level and an extension by 1m at ground at first floor levels out from the southern elevation of the dwelling. The extension will result in the provision of an additional 77.51sq.m Gross Floor Area to the dwelling. The proposal also includes an extension to the roof profile to match the extended walls beneath and additional fenestration to the side (southern elevation) at ground and first floor levels and at ground floor level of the rear elevation.

It should be noted that the proposed extension does not extend beyond the front and rear building line created by the extension previously permitted under SD20B/0488. The proposal essentially amounts to a 1m extension to the side of the dwelling at ground and first floor. Each element of the proposed development shall be assessed separately below:

### **Ground and First Floor Extension to the side**

The proposed development will essentially result in the extension of the dwelling out by 1m to the side at ground and first floor levels.

The ground floor extension will run along the southern elevation for the length of the dwelling (approximately 12.49m). The separation distance to the adjacent southern boundary will range from 0.26m to 6.36m, however it is noted that there are no dwellings situated to the south and therefore there will be no negative impact on the visual and residential amenity of the area.

The first-floor extension will run along approximately 8.49m of the southern elevation, extending 1m out from the side of the dwelling.

It is noted that the length of the ground and first floor extensions has not been altered since the previously permitted extension (SD20B/0488) i.e. the proposed development of this Planning Application will not project further outwards from to the front or rear of the dwelling. The proposed extension will therefore not significantly alter the appearance of the dwelling when viewed from the streetscape along St. John's Wood. As such, the Planning Authority is satisfied that the proposed development will not negatively impact the visual or residential amenity and will not significantly alter the character of the streetscape.

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### Amendments to the Roof Profile

The roof profile will be extended outwards to match the 1m extension at ground and first floor levels. It is noted that the profile will match that of the extension previously permitted under SD20A/0488.

The flat roof portion of the previously permitted single storey rear extension will be increased by 1m to the southern elevation.

The proposed amendments to the roof profile are generally in keeping with the extension previously permitted under SD20A/0488. The Planning Authority is satisfied that the amendments to the roof profile will not significantly alter the character of the streetscape along St. John's Wood.

### Additional Fenestration

The proposed development includes additional fenestration at ground and first floor levels to the side and rear elevation as follows:

- The enlargement of the ground floor high level window and the provision of 1 additional ground floor window to the side elevation.
- The reduction in size of the permitted centrally located glazed door and the provision of 1 additional window to the northern side of the door.

The additional fenestration to the southern elevation is welcomed by the Planning Authority, as it provides further animation to the gable facing towards the adjacent public realm.

### *Services & Drainage*

The Report of Irish Water and the Drainage and Water Services Report indicate no objection to the development, subject to the following standard conditions:

- The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the Building Regulations - Technical Guidance Document
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.



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- Water - All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.
- Foul - All works shall comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

### ***Screening for Appropriate Assessment***

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the 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)	77.51sq.m
Previous Extension	32.8sq.m
Assessable Area	70.31sq.m

<b>SEA Monitoring Information</b>	
<b>Building Use Type</b>	<b>Floor Area (sq.m)</b>
Residential (Extension)	77.51
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield / Urban Consolidation	0.051359

### **Conclusion**

Having regard to the 'RES' land-use zoning objective of the site and the provisions of the South Dublin County Council Development Plan with the overall design and scale of the development it is considered that, subject to the conditions set out below, the development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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### **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. (a) 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 required by conditions attached to SD20A/0488, 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.
  - (b) 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.
  - (c) 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.
2. Financial Contribution.  
The developer shall pay to the Planning Authority a financial contribution of €7,346.69 (seven thousand three hundred and forty six euros and sixty nine cents), in respect of

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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](mailto:customerservice@water.ie).

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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.


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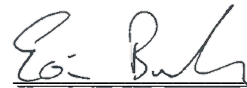
**REG. REF. SD21B/0617**

**LOCATION: 100, St John's Wood, Brideswell Common, Clondalkin, Dublin 22**

  
**Tracy McGibbon,**  
**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:** 14th February 2022

  
**Eoin Burke, Senior Planner**