

Comhairle Chontae Atha Cliath Theas

PR/0234/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0620 **Application Date:** 14-Dec-2021
Submission Type: New Application **Registration Date:** 14-Dec-2021
Correspondence Name and Address: Gravity Architects 69, Claredon Street, Derry, BT48 7ER
Proposed Development: Installation of skylight windows to the front slope of the pitched roof and the conversion of the attic space into a bedroom, together with all associated site works.
Location: 8, Dodderbrook Place, Dublin, D24 FW7D
Applicant Name: Amir Shah
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.021 hectares

Site Description:

The application site contains a two storey, semi-detached house, located on Dooderbrook Place in a row of similar dwellings. The surrounding area is comprised of new residential development, with open fields located to the south of the site.

Site visited:

24 January 2022

Proposal:

Permission is sought for the following:

- Placement of 2 rooflights on front (south) roofslope to facilitate attic conversion to bedroom (31sq.m).

Zoning:

The site is subject to zoning objective 'RES-N' - *'To provide for new residential communities in accordance with approved area plans.'*

Consultations:

Surface Water Drainage – No objection

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Submissions/Observations /Representations

Submission expiry date – 26/01/2022

No submissions or observations received

Relevant Planning History

The subject property was recently constructed on foot of **SD17A/0121 (ABP Ref. PL06S.249294)** which granted permission for 133 no. units. There is no additional planning history of relevance for the subject site.

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.

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).

Section 11.3.1 Residential

(iv) Dwelling Standards

(v) Privacy

Section 11.3.3 Additional Accommodation

(i) Extensions

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

*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

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

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES-N' - *'To provide for new residential communities in accordance with approved area plans.'* Residential works are 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal is for 2 rooflights to facilitate the conversion of the attic space to provide an additional bedroom.

The rooflights would be located on the front roofslope, facing south, approximately 2.2m in width combined. The rooflights would not dominate the roofscape and would complement the style of the existing dwelling and would not adversely impact residential or visual amenity.

The attic conversion would provide 31sq.m of additional floorspace. It is noted from drawings that a maximum ceiling height of 2.7m would be achieved at the pitch of the roof. A prevailing ceiling height of 2.4m would not be achieved for 50% of the room and the attic space would therefore not be considered habitable. It should be noted by the applicant that in order to be used as a habitable room (bedroom), all building regulations must be complied with.

Based on the above, the proposed external alterations are considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and would have an acceptable impact in terms of residential and visual amenity.

Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection to the development. An extract from the report states:

- *All works shall comply with the Building Regulations -Technical guidance document-Part H Drainage and Wastewater disposal*
- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*

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- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

From drawings it does not appear that any works are proposed involving water or foul water, however, the above should be noted by the applicant in carrying out any works.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

No existing extensions

Proposed works – 31 sqm (non-habitable attic space)

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	2 rooflights and attic conversion (non-habitable)
Floor Area (sq.m)	31sq.m
Land Type	Brownfield
Site Area	0.21

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed 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. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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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. 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.

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(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.

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:

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- 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.

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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

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.

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REG. REF. SD21B/0620

LOCATION: 8, Dodderbrook Place, Dublin, D24 FW7D

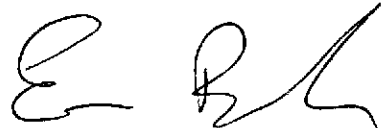


Colm Maguire,
Executive Planner

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:

15/2/22



Eoin Burke, Senior Planner