

Comhairle Chontae Atha Cliath Theas

PR/0240/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0635 **Application Date:** 20-Dec-2021
Submission Type: New Application **Registration Date:** 20-Dec-2021
Correspondence Name and Address: Anthony Byrne, Renova Unit 14, Block C, Bullford Business Park, Kilcoole, Co. Wicklow, A63 YK16
Proposed Development: Construction of a single storey extension and dormer window to the rear of dormer.
Location: 2, Finnstown Fairways, Lucan, Co. Dublin
Applicant Name: Sean & Catherine Giblin
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.1993 hectares

Site Description:

The application site contains a large, detached dormer bungalow located on Finnstown Fairways, a cul-de-sac of similar one-off dwellings. The surrounding area is primarily residential in nature, with the site bounding lands associated with Finnstown Castle to the south.

Site visited:

31 January 2022

Proposal:

Permission is sought for the following:

- Construction of a single storey rear extension (5.4sq.m)
- Removal of bay window at rear and replacement with flush wall and sliding doors
- 2 windows on east elevation
- Alterations to fenestration
- Construction of a dormer window on the rear roofslope (0.85sq.m)
- Additional rooflights on the rear roofslope

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – No objection

Irish Water – No objection, conditions recommended

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Submissions/Observations /Representations

Submission expiry date – 01/02/2022

No submissions or observations received

Relevant Planning History

S97B/0185: Permission granted for construction of conservatory and utility room extension to west side of existing dwelling.

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).*

***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 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' - *'To protect and/or improve residential amenity'*. Residential extensions are 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

Rear extension

Internal alterations at ground floor would combine two existing bedrooms to create a large bedroom with en-suite and dressing area/office. The rear extension would serve this enlarged bedroom suite. 2 windows would be placed on the east elevation, facing the existing garage to the east of the site, to serve the en-suite and dressing area.

The extension would have a pitched roof, complementary to the main dwelling, with glazing to the eaves on the southern elevation, and access provided to the garden via a door on the west elevation. The remainder of the extension would be rendered to match the existing dwelling, with a small window on the east elevation.

The ground floor extension and associated works are considered acceptable.

Dormer

The dormer window would have a pitched roof similar to existing dormers on the front roof slope. The dormer would serve a study, created by internal alterations, relocating the main bathroom at first floor level. The study area would be part of the first-floor landing, with the dormer assisting in providing additional light to this space.

The ridgeline of the rear dormer appears to be slightly higher than the ridgeline of front dormers however, given the location of the site and existing screening from mature vegetation, this is not considered detrimental to visual amenity.

There are no dwellings located to the rear of the dwelling and, given the siting of the dwelling, it is not considered that there would be any harmful impacts of overlooking as a result of this dormer.

Based on the above, the dormer extension is considered acceptable.

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Other alterations

Other alterations noted from drawings include the removal of the rear bay window at ground floor and the construction of a wall flush with the existing rear building line, with new sliding doors. Existing fenestration would be altered, including the placement of a wide window to serve the kitchen on the north elevation and repositioning and narrowing of the window serving the bathroom. To ensure privacy, in the event of a grant of permission, it is considered appropriate to attach a **condition** stating that new windows serving bathrooms shall be fitted with obscured glazing. On the rear roof slope additional rooflights are proposed. These changes are considered acceptable as they are minor in nature and refer to the rear elevation, not impacting on other properties.

Based on the above, the proposed 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 have 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.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Irish Water have reviewed the application and have stated no objection subject to standard **conditions** that all work is carried out in compliance with Irish Water standards codes and practices. It is considered appropriate to attach the recommended **conditions** in the event of a grant.

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

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assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

Existing extensions:

- Conservatory – 20.5sq.m
- Utility room – 8.1sq.m

Proposed works – 6.25sq.m

Assessable Area - Nil

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Residential extension
Floor Area (sq.m)	6.25sqm
Land Type	Brownfield
Site Area	0.1993 ha

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.

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 - Glazing.
The following amendment to the design shall be carried out:
Windows fitted as part of this development, which serve bathrooms, shall be fitted with obscure glazing, and such obscured glazing shall be maintained in perpetuity.
REASON: In the interest of residential amenity and the protection of privacy.
3. Irish Water.
All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure and Wastewater Infrastructure
REASON: In the interest of public health and to ensure adequate water and wastewater facilities.
4. (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

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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:

- 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.

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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 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: All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

NOTE: The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

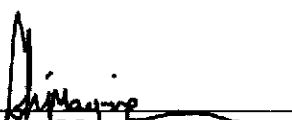
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REG. REF. SD21B/0635

LOCATION: 2, Finnstown Fairways, Lucan, Co. Dublin


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:

22/2/22


Eoin Burke, Senior Planner