

# Comhairle Chontae Atha Cliath Theas

**PR/0248/22**

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

**Reg. Reference:** SD21B/0640      **Application Date:** 20-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 20-Dec-2021  
**Correspondence Name and Address:** Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14  
**Proposed Development:** Side first floor extension for an additional bedroom; raise roof of single storey extension to the rear; two windows to the side of new first floor bedroom.  
**Location:** 33, Woodford Drive, Clondalkin, Dublin 22  
**Applicant Name:** Malachy O'Connor  
**Application Type:** Permission

(CS)

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

**Site Area:** 0.0238 Hectares as stated per application.

### **Site Description:**

This site contains a two storey, end of terrace dwelling with gambrel-style pitched roof and with attached side garage (flat roof) on a corner site. The rear garden is triangular in shape, is relatively small and tapers to the south-west. There is a street tree on the grass verge to the front of subject site. The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance with a mainly uniform building line.

### **Proposal:**

The proposed development comprises of the following:

- Side first floor extension for an additional bedroom;
- raise roof of single storey extension to the rear;
- two windows to the side of new first floor bedroom.

It is noted the internal floor area of the existing dwelling is stated as 125sq.m.

### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

### **Consultations:**

*Surface Water Drainage* – No objections subject to **conditions**.

# Comhairle Chontae Atha Cliath Theas

**PR/0248/22**

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

*Irish Water* – Not Applicable.

### **SEA Sensitivity Screening**

No overlap identified with SEA screening tool layers.

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

None.

### **Relevant Planning History**

None traced to subject site.

### *Adjacent sites*

**SD05A/0517:** 2, Woodford Drive, Monastery Road, Clondalkin, Dublin 22.

3 bedroom, 2 storey end terrace dwelling house, ancillary site works including separate new access onto public road and connection to public services, attached to the side.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

None recorded for the subject site.

### **Pre-Planning Consultation**

None.

### **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 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 2.5.8 Rural House & Extension Design*

#### *Policy H27 Rural House & Extension Design*

#### *Section 11.2.7 Building Height*

#### *Section 11.3.1 Residential*

#### *Section 11.3.1 (iv) Dwelling Standards*

# Comhairle Chontae Atha Cliath Theas

**PR/0248/22**

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

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (i) Extensions*

*Section 11.4.2 Car Parking Standards*

*Table 11.24 Maximum Parking Rates (Residential Development)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.2 Appropriate Assessment*

*South Dublin County Council House Extension Design Guide (2010)*

### **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 Environment, Heritage, and Local Government, (2007).

### **Assessment**

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

### ***Zoning and Council Policy***

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

### **Note on Public Notices**

The applicant has not advertised the elevational changes to the rear extension, which comprise a new arrangement of doors and windows. These changes are shown on the submitted elevations.

# Comhairle Chontae Atha Cliath Theas

**PR/0248/22**

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

It is considered that these changes do not impact any adjoining properties. It is considered appropriate to condition these changes as part of the permitted development.

### ***Visual and Residential Amenity***

#### *First floor side extension (c.27sq.m)*

The extension will align with the existing attached side garage and will be built over the garage itself. It will be offset by c.2.0m from the eastern site boundary. It will have a gable pitched roof that will align with the ridge height and the eaves height of the existing dwelling. It will have 2 windows on the first floor side elevation. There will be no directly opposing above ground floor windows and therefore there will be no undue overlooking. There will be no significant adverse impact on residential and visual amenity and the application would comply with the SDCC House Extension Design Guide 2010.

#### *Raising roof of existing single storey rear extension (0sq.m.)*

The single storey rear extension projects outwards from the main rear building line by c.2.4m and is built to the boundary with the immediate adjoining neighbour to the west. It has an existing parapet height of c.2.5m and a new proposed parapet height of c.3.6m. The new roof height will be set just below the rear first floor windows. The proposal would integrate reasonably well with the character of the area and would not have a significant adverse impact on residential and visual amenity.

### ***Services and Drainage***

Surface Water Drainage has no objections subject to **conditions**. Irish Water has stated the application is not applicable in this instance. An extract taken from the Surface Water Drainage report states the following:

#### *Surface Water Report: No Objection Subject to:*

*1.1 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.*

*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.*

*Flood Risk Report: No Objection*

# Comhairle Chontae Atha Cliath Theas

**PR/0248/22**

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

*Water Report: Not Applicable*

*Foul Drainage Report: Not Applicable*

It is considered appropriate to attach the above **conditions** in the event of a grant.

### ***Screening for Appropriate Assessment (AA)***

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

### ***Environmental Impact Assessment (EIAR)***

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***Other Considerations***

#### ***Development Contributions***

- First floor side extension (c.27sq.m).
- Existing single storey extension measures c.17.5sq.m.
- 22.5sq.m. exemption remains.
- Assessable area is 4.5sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – First floor side extension	27sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0238

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0248/22**

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

### **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. Elevational Changes.  
The elevational changes shown on the proposed rear elevation drawings submitted with the application shall be implemented as part of the permitted development.  
REASON: To ensure proper planning.
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.  
  
(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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0248/22**

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

(c) Drainage - Irish Water.

(i) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

(ii) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

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

(iv) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(v) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vi) 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.

(vii) 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

# Comhairle Chontae Atha Cliath Theas

**PR/0248/22**

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

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. Tree Bond.

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €1,500 shall be lodged with South Dublin County Council as a security for the protection of the existing street tree in the grassed margin during the course of the development works. This bond will be released twelve months after the completion of all site works once it has been ascertained that the tree specified for retention has been preserved in its prior condition and has suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree protection.

**REASON:** In the interest of tree protection and the proper planning and sustainable development of the area.

#### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €470.21 (four hundred and seventy euros and twenty one 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



# **Comhairle Chontae Atha Cliath Theas**

**PR/0248/22**

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

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 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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.


**Comhairle Chontae Atha Cliath Theas**

**PR/0248/22**

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

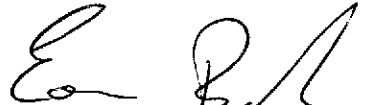
**REG. REF. SD21B/0640**

**LOCATION: 33, Woodford Drive, Clondalkin, Dublin 22**

  
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**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:** 22/2/22

  
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**Eoin Burke, Senior Planner**